CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, JULY 14, 2025

PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING, PLATTING, AND LAND USE

REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS MEETING MINUTES

DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON PAST AGENDA ITEMS

EXECUTIVE SESSION – In accordance with Texas Government Code Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with attorney on legal issues raised by public hearing or action items on the agenda

7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: David Groves
PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

1a June 9, 2025, Planning and Zoning Commission Meeting Minutes
June 23, 2025, Planning and Zoning Commission Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

2b Consideration of a rezoning from R-15 Single Familiy Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive,

Case ZC25-016 THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

2c Consideration of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017 THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, July 10, 2025,* by 5:00 p.m.

Daniel Ponder
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a **Agenda Date** 7/14/2025 **Number** -
Type Approval of Minutes
Department Community Development

Title
June 9, 2025, Planning and Zoning Commission Meeting Minutes
June 23, 2025, Planning and Zoning Commission Worksession Minutes

Explanation
Approval of Minutes from the Planning and Zoning Commission Meeting on June 9, 2025 and the Planning and Zoning Commission Worksession Meeting on June 23, 2025.

Recommendation
Approve

Attachments
1. June 9, 2025 Planning and Zoning Minutes
2. June 23, 2025 Planning and Zoning Worksession Minutes

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, JUNE 9, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice-Chair Groves on June 9, 2025 at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent: Claudia Bevill and Jerry Savoie

Staff Present: Community Development Director Ben Bryner, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

Kristopher Potts briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Vice-Chair Groves adjourned the Planning and Zoning Commission Worksession Meeting at 6:28 p.m.

CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Vice-Chair Groves on June 9, 2025, at 7:00 p.m.

Roll Call

Present: David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

Absent: Claudia Bevill and Jerry Savoie

Staff Present: Community Development Director Ben Bryner, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown

1. APPROVAL OF MINUTES

1a May 12, 2025 Planning and Zoning Commission Meeting Minutes

May 27, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Obinabo made a motion to approve the May 12, 2025 Planning and Zoning Commission Meeting Minutes and the May 27, 2025 Planning and Zoning Worksession meeting minutes.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Special Use Permit for a fence for Lot 3, Block 1, McCrady Addition, located at 5820 Bransford Road, Case ZC25-012

Kristopher Potts presented case ZC25-012 and briefed the Commission on the request. The special use permit is needed to approve the fence as it is in front of the front façade of the home, and within the required front yard setback. Staff advised the fence will match nearby properties being iron with masonry columns.

The applicant, Ashraf John Shehata, 5820 Bransford Road, stated that he would be intending to match the aesthetic on Bransford Road.

The public hearing was opened at 7:07 p.m.

With no one wishing to speak, the public hearing was closed at 7:07 p.m.

Commissioner Remley made a motion to approve Case ZC25-012, seconded

by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 5 – Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0

2b Consideration of a Special Use Permit for a fence on Lot 8R, Block 3, of The Oaks of Colleyville Addition, located at 600 Hunter Trail, Case ZC25-013

Kristopher Potts presented case ZC25-013 and briefed the Commission on the request. Staff advised the applicant would like to extend their backyard by bringing their fencing forward to be in line with the neighbor's property.

Colin Cashman, 600 Hunter Trail, the applicant spoke on his case stating they were wanting to increase the area for their children as the home is in an odd layout, and their rear yard is essentially their side yard.

The public hearing was opened at 7:20 p.m.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

Vice-Chair Groves made a motion to approve Case ZC25-013 with the condition the proposed fence be relocated to align with the neighboring fence, connecting at the point where the existing fence currently is, and extending from there to the southwest corner of the applicant's home, seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 4 – Remley, Obinabo, Ebert, and Groves
Nay: 1 – Arnold

2c Consideration of a Special Use Permit for a fence on Lot 35, Block 12, Ross Down Estates, located at 6701 Carriage Lane, Case ZC25-014

Kristopher Potts presented case ZC25-014 and briefed the Commission on the request. Staff advised the fence had already been built as the resident thought their contractor had gotten the permit. The fence was rebuilt in the same location with minimal changes.

Breanne Rapken, 6701 Carriage Lane, the applicant, stated she was unaware of the permit requirements, but was apologetic to the Commission for not following the process, and was attempting to correct the issue. There was general discussion regarding if the Ross Downs HOA laws required wrought iron fencing as well.

The public hearing was opened at 7:32 pm

With no one wishing to speak, the public hearing was closed at 7:32 p.m.

Commissioner Obinabo made a motion to approve case ZC25-014, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 5 – Remley, Obinabo, Arnold, Ebert, and Groves
Nay: 0 -

3. CITIZEN COMMENTS

There was no one present wishing to speak.

4. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

The minutes were written and prepared by:
Kristopher Potts

Kristopher Potts
Planner / Urban Forester

The meeting minutes were approved on July 14, 2025 by a vote of X-X.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

JUNE 23, 2025

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on June 23, 2025, at 6:16 p.m.

Roll Call

Present: David Groves, David Ebert, Jerry Savoie, Richard Remley, Jerome Obinabo, and Claudia Bevill

Absent: Brandon Arnold

Staff Present: Community Development Director Ben Bryner, Planner Kristopher Potts, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

2. WORKSESSION AGENDA ITEMS

2a Presentation and discussion of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

Ben Bryner presented the case and briefed the Commission on the Special Use Permit Request. There was discussion regarding the lot size of the property and other nearby fencing types, there was also brief discussion if the existing tree was proposed to be removed.

2b Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016

Ben Bryner presented the case and briefed the Commission on the rezoning. There was general discussion regarding if commercial building regulations such as a fire suppression system would be required.

Chair Bevill called for an executive session at 6:24 P.M.

The executive session ended and the regular meeting was resumed at 6:36 P.M.

There was no additional discussion regarding the case.

2c Presentation and discussion of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017

Ben Bryner presented the case and briefed the Commission on the rezoning request. There was discussion regarding the proposed site plan and where the building would be located. There was additional discussion regarding the business practices, such as if residents will be able to store cars here. City staff advised the business will own the cars and allow members to rent them out, similar to a country club style business where the membership allows use of amenities on site.

3. ADJOURMENT

The meeting adjourned at 6:46 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on July 14, 2025 by a vote of X-X.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a **Agenda Date** 7/14/2025 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Ross Downs Estates, located at 2400 Broadoak Way, Case ZC25-015

Explanation
Arye Jackont, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence on Lot 24, Block 1, Longwood Estates at Ross Downs, being approximately 0.28 acres, and zoned Planned Unit Development – Residential (PUD-R). The SUP request is to allow for an 8-foot wooden fence to be placed within the required street side yard setback.

Existing Conditions/Background: The subject property, 2400 Broadoak Way, resides at the intersection of Broadoak Way and Wandering Way and has Planned Unit Development - Residential zoning. The property has an existing single-family home that had a wooden fence previously existing. The applicant has requested an SUP to replace it with a new wooden fence that does not meet current requirements.

SUP Request: The applicant is requesting approval of an SUP to allow for a wood fence 8-foot in height to encroach into the required street side yard setback and to be placed on the property line. Wood fences are greater than 25% opaque construction and cannot be placed within the required street side yard setback without the approval of an SUP.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or freestanding wall greater than thirty (30) inches in height and greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. A fence that is greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction may extend into the required street yard and be located not less than ten (10) feet from the side property line. The regulations of 1.a through 1.d above shall apply."

Regulation "2" above applies in this case requiring that no fence be greater than

twenty-five (25) percent opaque and built within the required street side yard setback.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: The applicant is requesting an SUP to allow for an 8-foot wood fence to be built within the street side yard setback on corner lot and to allow for it to be placed on the property line. The fence is greater than 25% opaque construction and would need to be placed at a 30 foot street side yard setback to be compliant with the regulations of the Land Development Code.

Plat Status: The property is platted as Lot 24, Block 1, Longwood Estates at Ross Downs.

DRC Review: The DRC reviewed the request during their June 23, 2025, meeting and determined the case would be scheduled for the July 14, 2025, Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east, south, and west are zoned Planned Unit Development - Residential and improved with single-family homes.

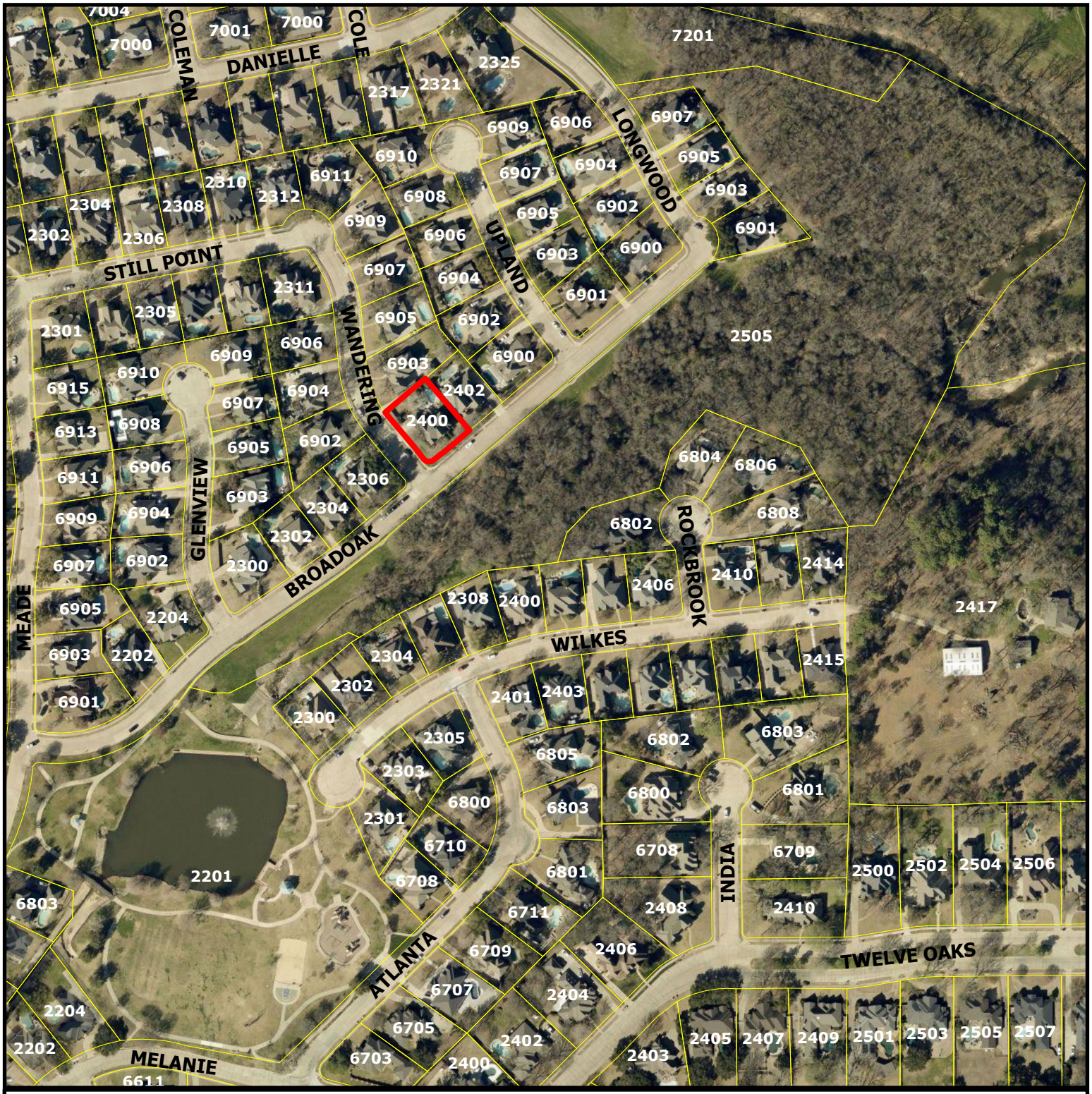
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Recommendation
None

Attachments
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Fence Exhibit
5. Streetview Images
6. Notification Map
7. Notification Letter
8. Draft Ordinance

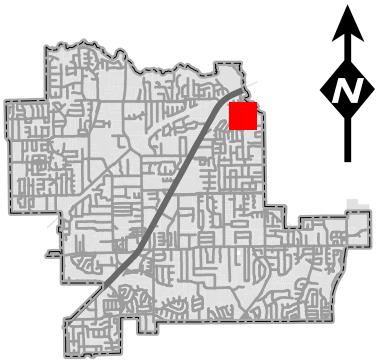
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-015

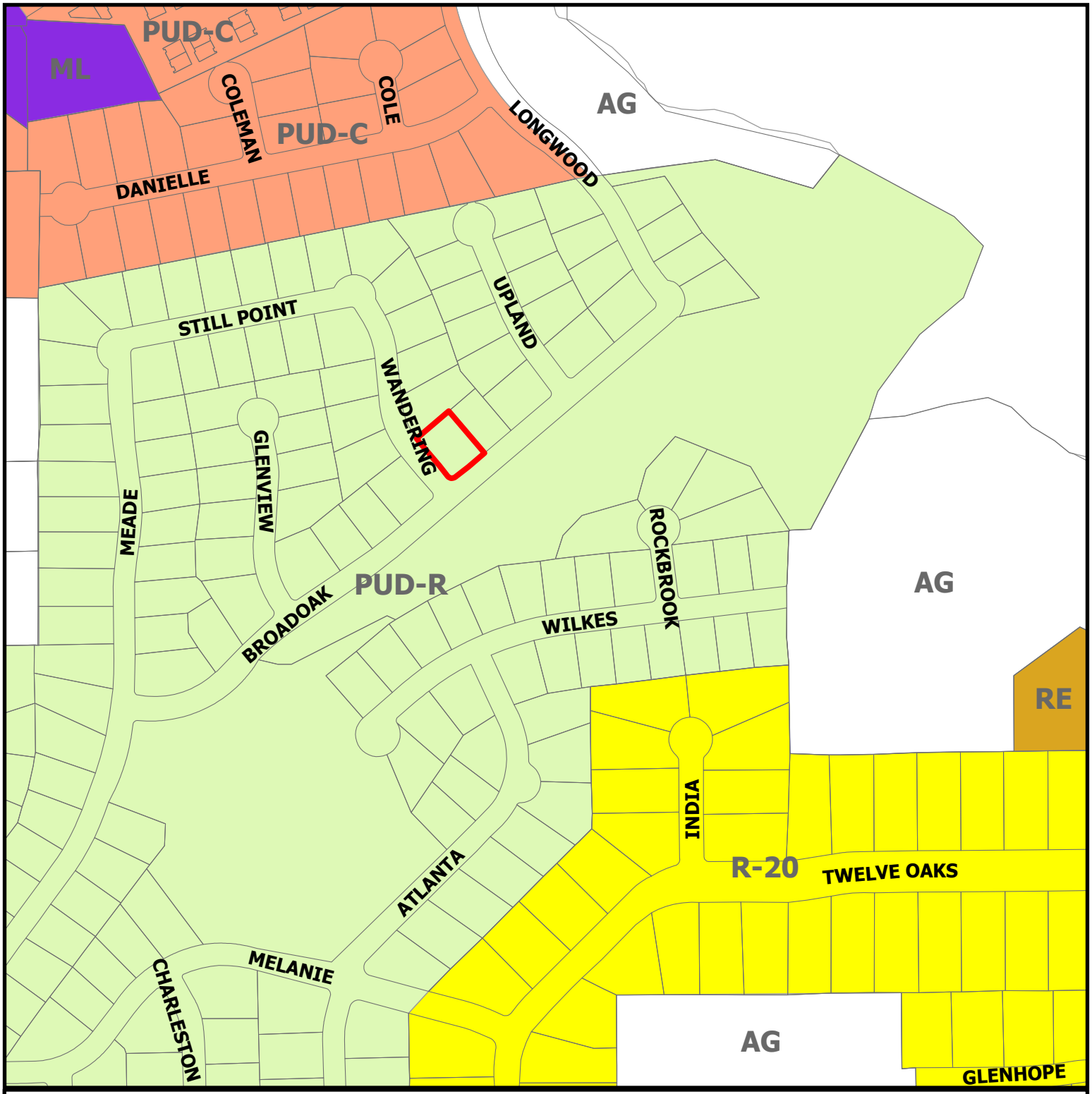
2400 Broadoak Way



Subject Property

DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

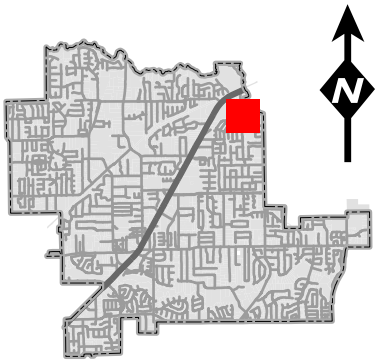
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-015

2400 Broadoak Way



Subject Property

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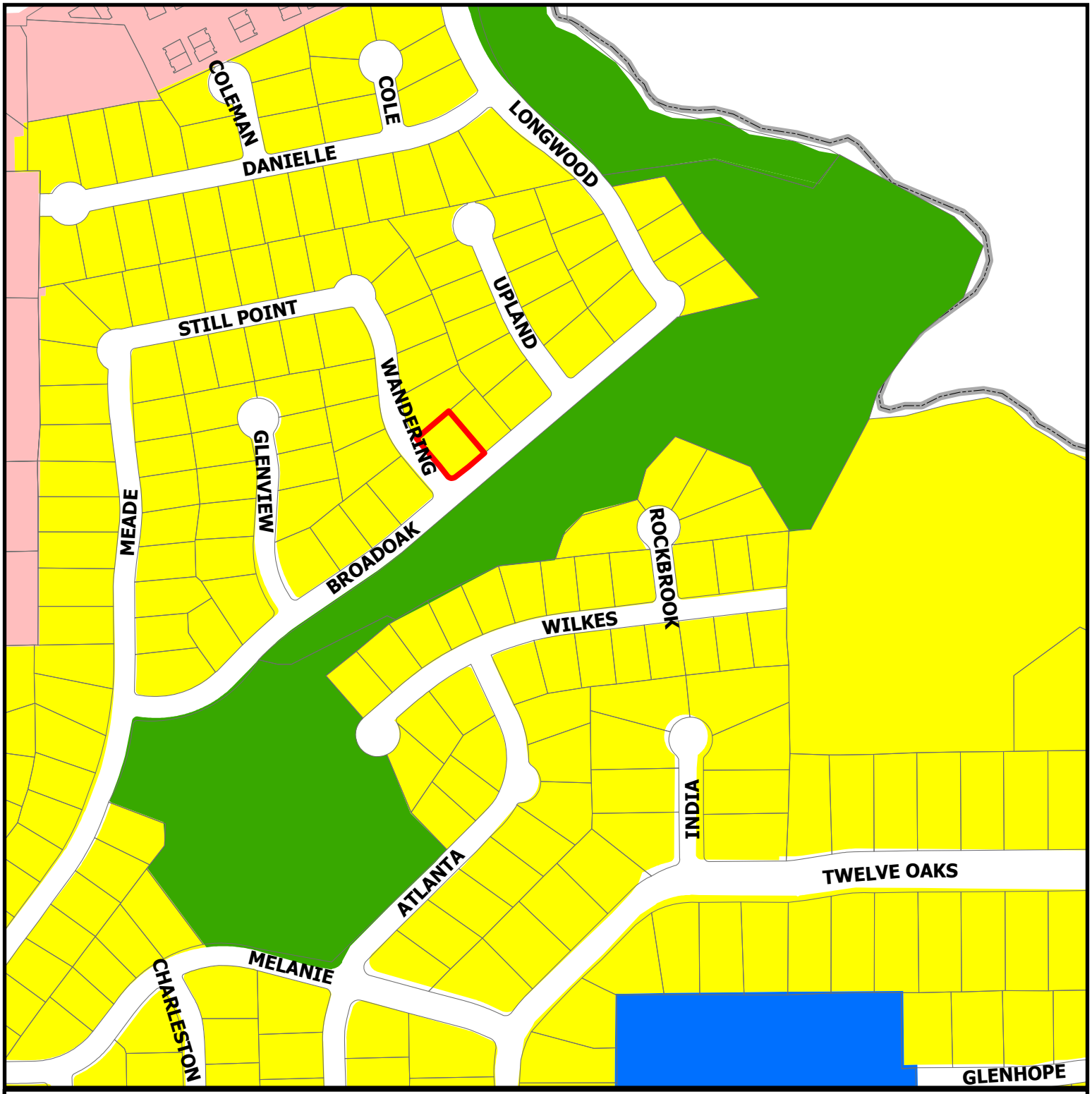
Future Land Use Map

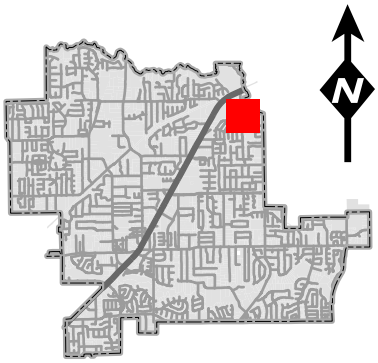


CITY OF COLLEYVILLE TEXAS

ZC25-015

2400 Broadoak Way

- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks
- Subject Property



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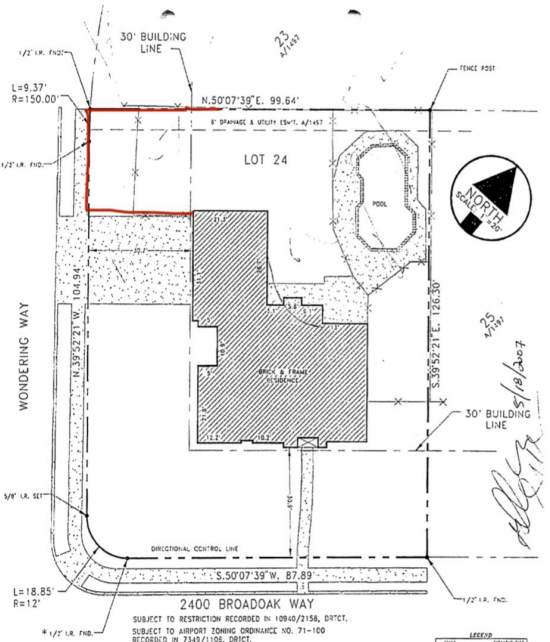

SUBJECT TO RESTRICTION RECORDED IN 10940/2158, DRTCT.

SUBJECT TO AIRPORT ZONING ORDINANCE NO. 71-100 RECORDED IN 7349/1106, DRTCT.

The following easements do not affect: 952/615, 1403/194, 1878/504, 3309/41, 4389/568.

PROPERTY DESCRIPTION: Being Lot 24, Block 1 of LONGWOOD ESTATES AT ROSS DOWNS, PHASE B, an Addition to the City of COLLEYVILLE, TARRANT County, Texas, according to the Final Plat thereof recorded in Cabinet A, Page 1497, Plat Records, TARRANT County, Texas.

LEGEND

TEXAS	DESTROYED SITE
TRAPPING	
[illegible]	
[illegible]	
[illegible]	
[illegible]	
[illegible]	
[illegible]	

According to the FIRM Map 48439C0105 H Dated: 8-2-95, this property is not located in a special flood hazard area. This property is located in zone "X".

REFERENCE NO 55358

LENDER FAIRWAY MORTGAGE

TITLE CO AMERICAN TITLE

PURCHASER STEVENS GF# 97 HD 457462-Y (00554)

DATE 1-5-97

SURVEYORS CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to purchaser, Lender and Title Company as named that: (A) this plat of survey and the property description set forth herein are a true representation to facts found at the time of an actual on-the-ground survey; (B) such survey was conducted by the surveyor or under his supervision; (C) there are no visible encroachments, conflicts, shortages in area or boundary line, except as shown; (D) the property has access to a public street unless otherwise noted; (E) the flood statement based on the most recent data available to the surveyor, and while this survey may show the property not to be in a special flood hazard area, all zones may be subject to some degree of flooding, for more information contact your local flood plain administrator or the Federal Emergency Management Agency; (F) reflects easements affecting the property, evidence of which is visible on the ground, or of which the surveyor has legal notice.

Jamesh. Dowdy Land Surveyors, Inc.

POLAND RODRIGUEZ, R.P.L.S. No. 4987

6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898

STATE OF TEXAS
REGISTERED
POLAND RODRIGUEZ
4987
PROFESSIONAL
LAND SURVEYOR

2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
Share
Google

2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
Share
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2400 Broadoak Way
6902 Wandering Way
Colleyville, Texas
Google Street View
Dec 2023
See more dates
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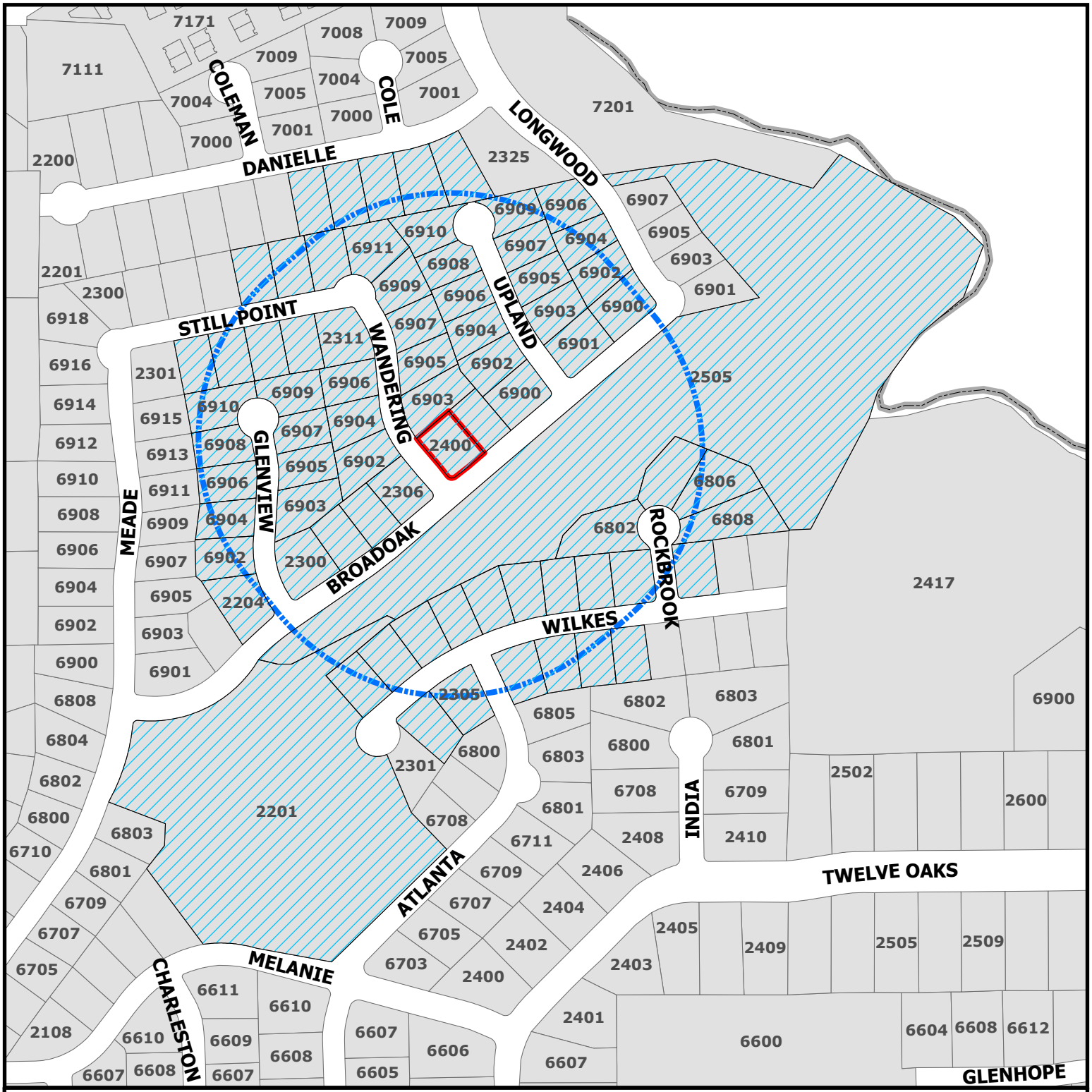
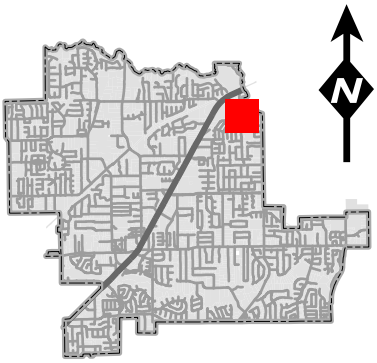
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC25-015

2400 Broadoak Way



Parcels to be notified

Buffer

Subject Property

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NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, July 14, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, August 5, 2025 & Tuesday, August 19, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

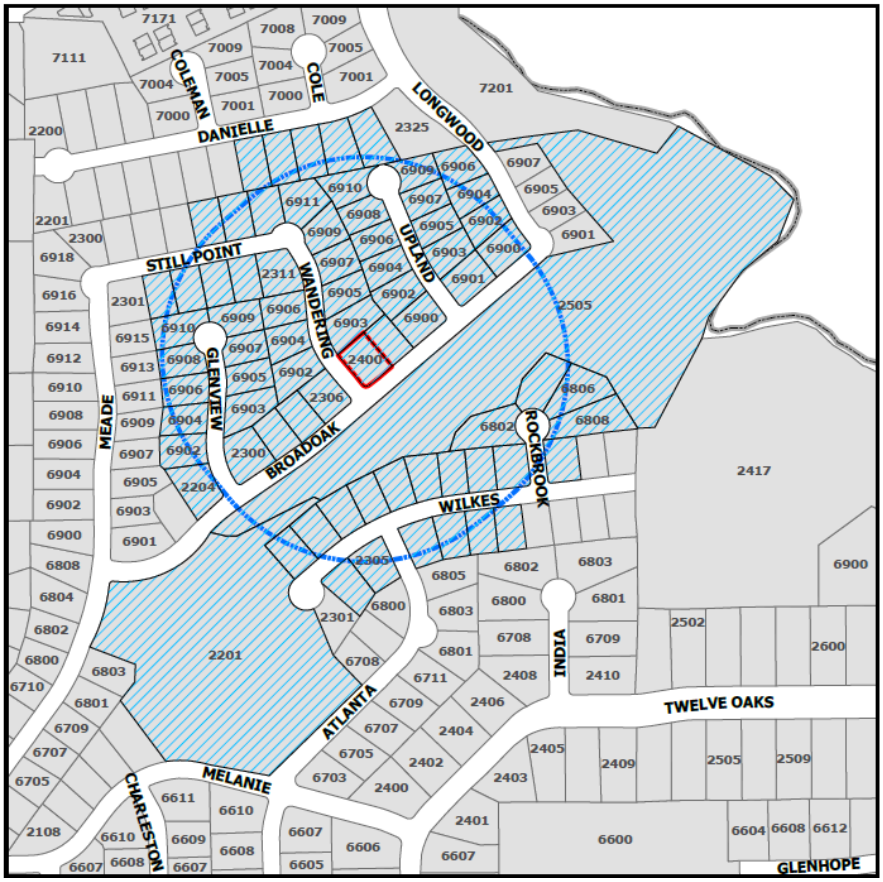
Request:	Consideration of a Special Use Permit for a fence on Lot 24, Block 1, of the Longwood Estates at Ross Downs Addition, located at 2400 Broadoak Way, Case ZC25-015. The applicant is requesting to relocate the existing wood fence to be located on the property line adjacent to the sidewalk along Wandering Way. The request is to allow for a 8-foot wooden fence to be placed within the required street side yard setback.
Zoning Case:	ZC25-015
Applicant:	Arye Jackont
Owner:	Arye Jackont
Location:	2400 Broadoak Way
Property Description:	Lot 24, Block 1, Longwood Esates at Ross Downs Addition
Present Zoning:	PUD-R, Planned Unit Development Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kristopher Potts

Kristopher Potts
Planner

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.28 ACRES, BEING LOT 24, BLOCK 1, LONGWOOD ESTATES AT ROSS DOWNS, LOCATED AT 2400 BROADOAK WAY, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN 8-FOOT WOODEN FENCE TO BE PLACED WITHIN THE REQUIRED STREET SIDE YARD SETBACK AND BE LOCATED ON THE PROPERTY LINE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit to allow for an 8-foot wooden fence to be placed within the required street side yard setback and be located on the property line under Case No. ZC25-015; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to allow for a fence to be

placed within the required street side yard setback and be located on the property line on 0.28 acres, being Lot 24, Block 1, Longwood Estates at Ross Downs, located at 2400 Broadoak Way, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow an 8-foot wood fence to be placed within the required street side yard setback and be located on the property line.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and

after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of August 2025.

The second reading and public hearing being conducted on the 19th day of August 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

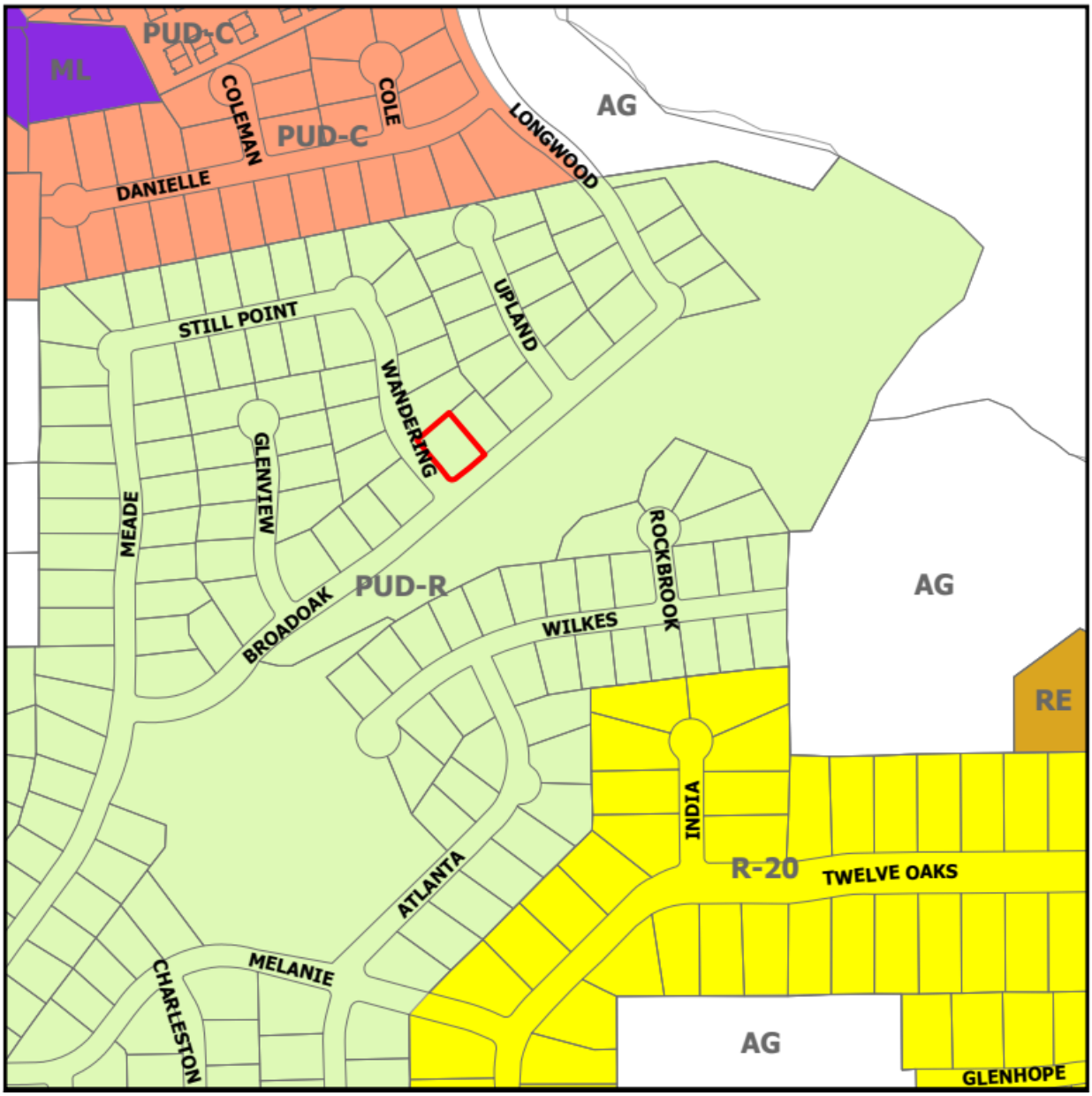
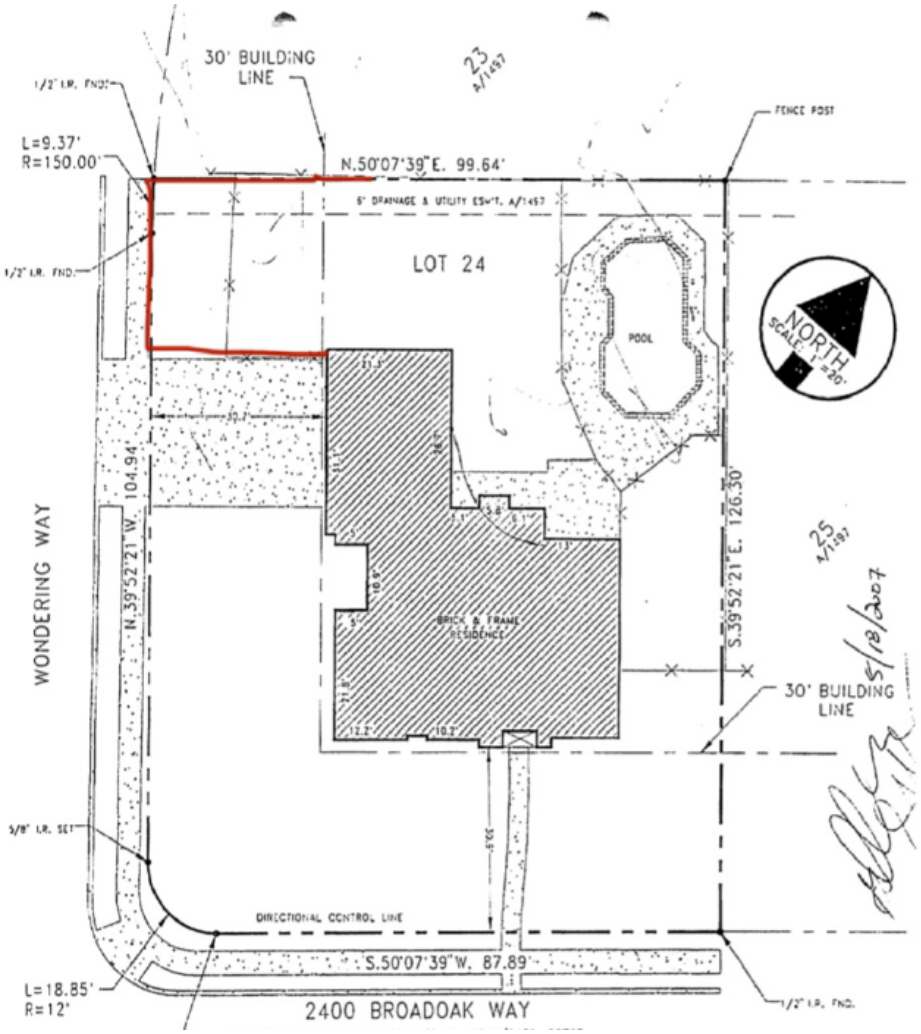


Exhibit "B" – Fence Exhibit



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b **Agenda Date** 7/14/2025 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a rezoning from R-15 Single Familiy Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016 THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

Explanation
THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

Jessica Gauthier, the applicant, has submitted a request for a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development Commercial on Lot 3, Block 1, Woodbriar Estates West Addition, being approximately 0.34 acres, and zoned R-15 Single Family Residential. The purpose of the request is to rezone the property to PUD-C Planned Unit Development - Commercial to allow for an assisted senior living facility.

Existing Conditions/Background: The subject property, 3701 Cliffwood Drive, is zoned R-15 Single Family Residential and developed with a single-family house. It is located southeast of the intersection of Cliffwood Drive and Woodbine Drive.

Proposed Zoning Change: The request is to rezone from R-15 Single Family Residential to PUD-C Planned Unit Development Commercial District.

Analysis: The applicant is requesting to rezone from R-15 Single Family Residential to PUD-C Planned Unit Development Commercial District. The rezoning would allow for an assisted senior living facility on the property to house up to ten residents.

Plat Status: The subject property is platted as Lot 3, Block 1, Woodbriar Estates West Addition.

DRC Review: The DRC reviewed the request during their June 23, 2025, meeting and the case has been scheduled for the July 14, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, east, south, and west are zoned R-15 Single Family Residential and improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential development. The proposed request for a commercial development conflicts with the future land use designation.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial due to lack of required submittal details (building elevations, fire suppression plan, drainage analysis, etc.)

Recommendation

Denial

Attachments

1. Request to Table
2. Aerial Map
3. Future Land Use Map
4. Zoning Map
5. Statement of Planning Objectives
6. Letter of Acknowledgment
7. Zoning Exhibit
8. Notification Map
9. Notification Letter
10. Opposition Report
11. Opposition Map
12. Opposition Letters Received

From: Kevin Gauthier
To: Bethany Lopez; Jessica Gauthier
Subject: Re: 3701 Cliffwood Drive Rezoning Request
Date: Thursday, July 3, 2025 2:43:21 PM
Attachments: image001.png
image002.png
image003.png
image004.png

Good afternoon, Bethany.

Yes, I am confirming the request to table the proposal to the next meeting. We will submit the new proposal on next week.

Thank you.
Kevin Gauthier

Get Outlook for iOS

From: Bethany Lopez <BLopez@colleyville.com>
Sent: Thursday, July 3, 2025 2:27:02 PM
To: Kevin Gauthier [redacted]; Jessica Gauthier
[redacted]
Subject: 3701 Cliffwood Drive Rezoning Request

Good afternoon,

Thank you for the call earlier today. Our next submittal deadline is July 14, 2025. This would put your application on the schedule for a Planning and Zoning Commission Meeting on August 11, 2025, and City Council Meetings on September 3 and 16, 2025.

Please reply to this email to confirm that you would like to table this request to the August 11, 2025, Planning and Zoning Commission Meeting.

Feel free to reach out with any further questions.

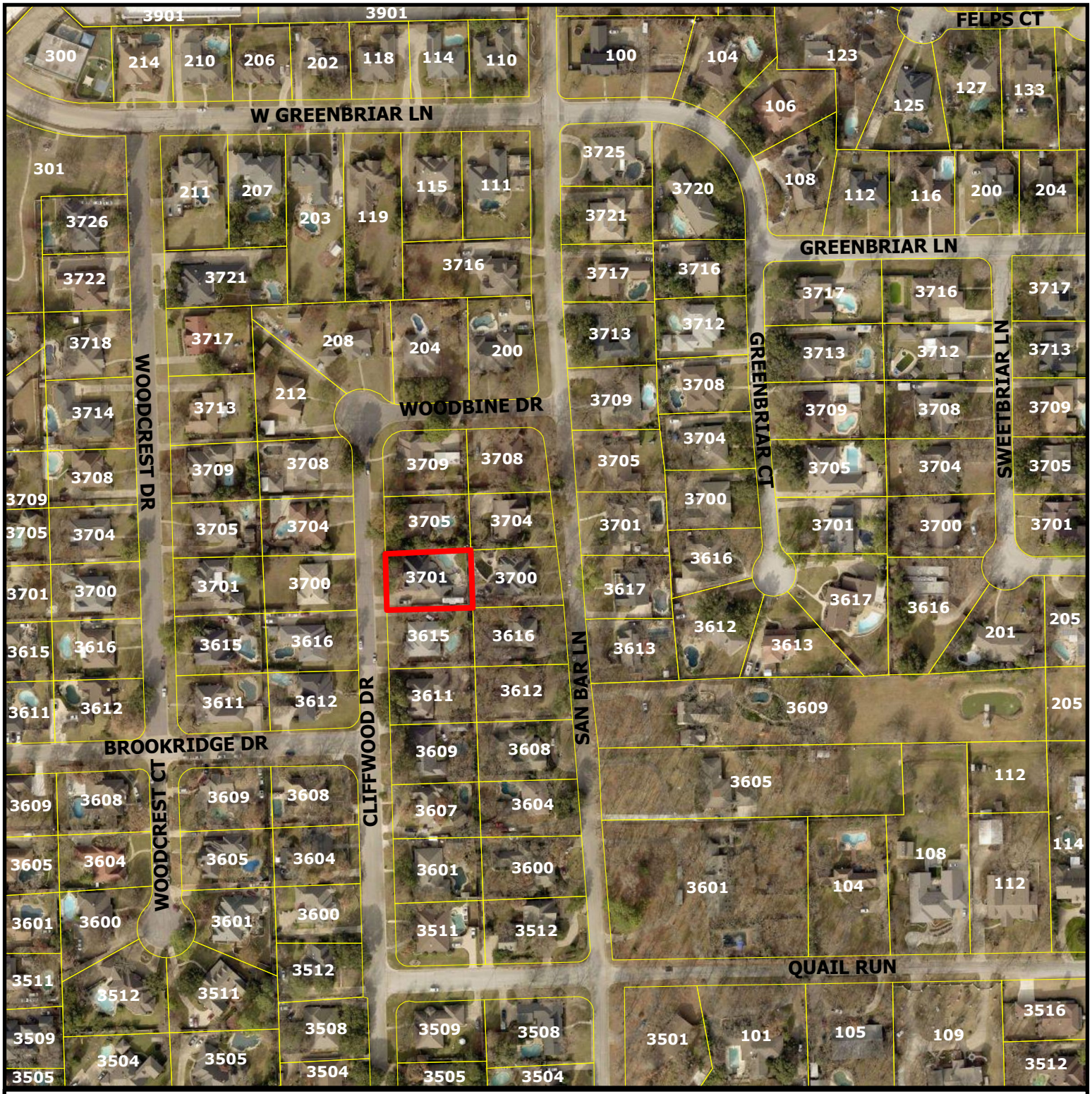
Thank you,

Bethany Lopez
Planner
City of Colleyville

colleyville.com

P: 817-503-1051 | **E:** blopez@colleyville.com
100 Main Street, Colleyville, TX 76034

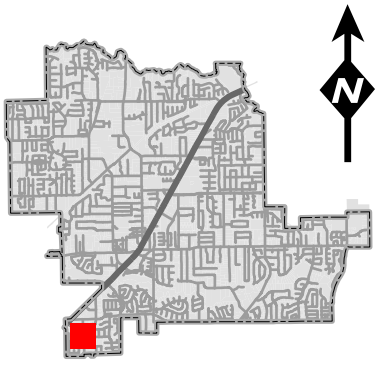
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC25-016

3701 Cliffwood Dr



Subject Property

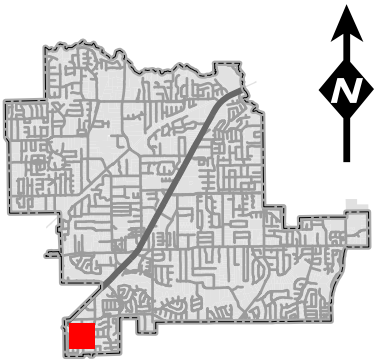
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

Future Land Use Map

CITY OF COLLEYVILLE TEXAS

ZC25-016

3701 Cliffwood Dr



Residential

Colleyville Blvd Corridor

Subject Property

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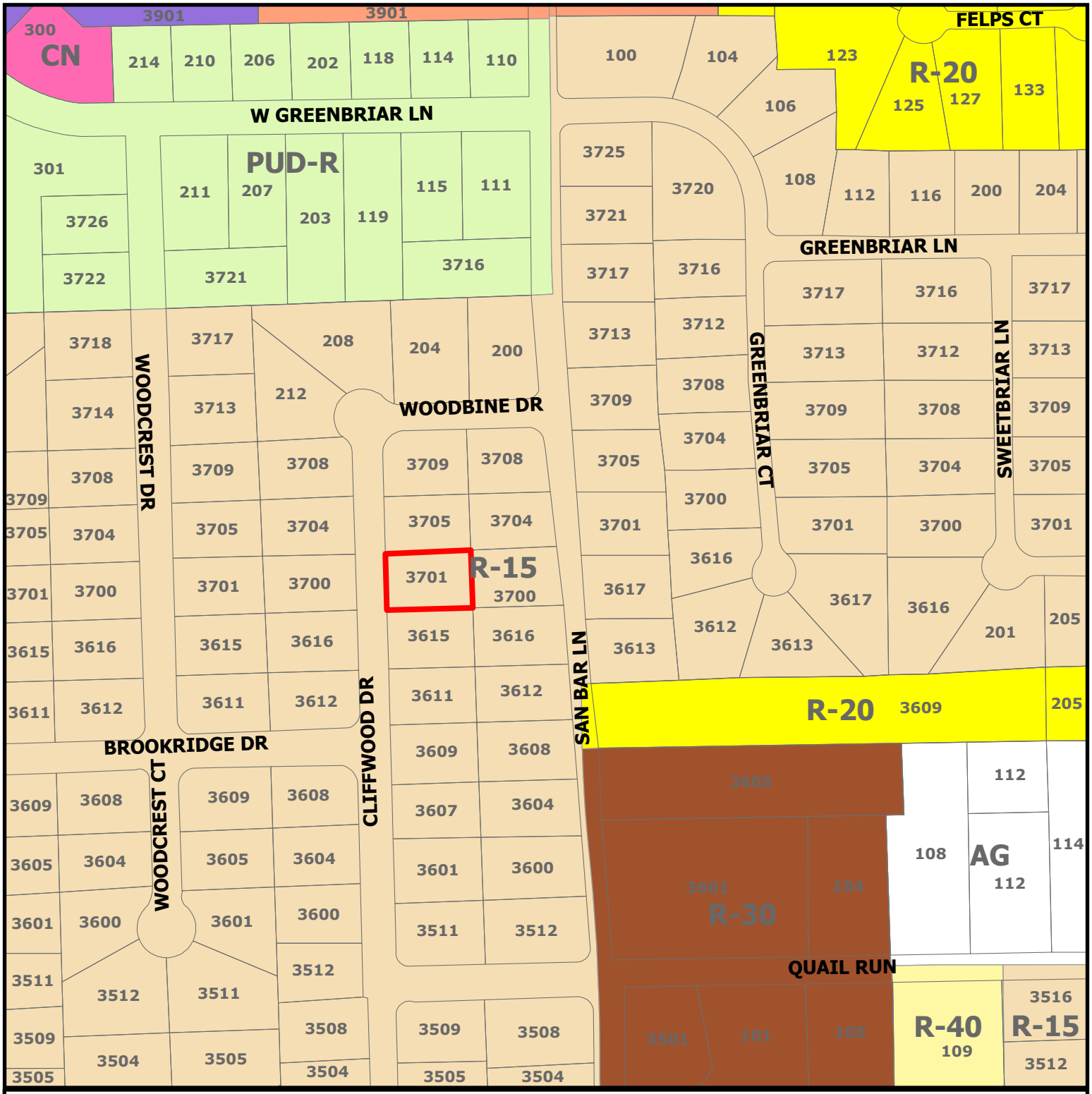
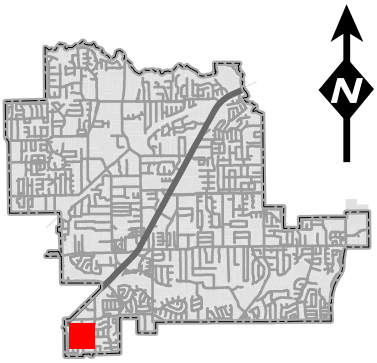
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-016

3701 Cliffwood Dr



Subject Property

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Statement of Planning Objective
Submitted to: City of Colleyville Community Development Department
Regarding: Zoning Request for Small Assisted Living Residence

Dear Planning and Zoning Officials,

On behalf of Footprints Residential Care Homes LLC dba *Seasons Assisted Living*, we respectfully submit this Statement of Planning Objective in support of our request to operate a small Type B assisted living residence within a designated residential area in Colleyville, Texas.

Our objective is to create a safe, high-quality, home-like environment for seniors who require assistance with daily living but desire to remain in a residential setting. The proposed home will be licensed and regulated by the Texas Health and Human Services Commission and designed to accommodate no more than 10 residents, ensuring a quiet, respectful, and minimally disruptive presence in the neighborhood.

Planning Objectives:

1. **Neighborhood Compatibility:**

The residence will maintain the architectural integrity and character of the neighborhood. No structural modifications that alter the residential appearance of the home will be made. All care and activities will occur indoors, with no increase in noise, traffic, or other nuisances beyond that of a typical household.

2. **Community Need:**

There is a growing need for senior care alternatives in Colleyville that offer dignified, personalized care in smaller settings. Our model fills a critical gap between independent living and institutional care, providing Colleyville's aging residents the opportunity to remain in their community.

3. **Health and Safety Compliance:**

We are committed to meeting or exceeding all health, life safety, and licensing requirements, including fire suppression systems, accessibility modifications, and staffing ratios. The facility will be inspected regularly and held to the highest operational standards.

4. **Low Impact Use:**

Staffing will be limited to essential caregivers, with staggered shifts to minimize traffic. Deliveries and medical services will follow a managed schedule to avoid congestion. The facility will not increase population density significantly, nor strain municipal infrastructure.

5. **Supportive Environment:**

Our care model promotes mental and physical well-being through individualized care plans, nutritious meals, and a calming, homelike atmosphere. Residents will be local seniors who wish to age in place within their own community.

We believe our proposed use aligns with the City of Colleyville's goals of maintaining high quality of life, supporting aging in place, and preserving the residential nature of neighborhoods. We respectfully request favorable consideration of our zoning application and look forward to partnering with the City to provide a valuable service to its residents.

Sincerely,

Jessica McCully Gauthier
Footprints Residential Care Homes LLC
dba Seasons Assisted Living
[redacted]

Site Plan Summary
Footprints Residential Care Homes LLC dba Seasons Assisted Living
3701 Cliffwood Drive
Colleyville, TX 76034

Project Overview:

The proposed project is the operation of a **Type B Small Assisted Living Residence** in an existing single-family home located in a residentially zoned area of Colleyville, Texas. The facility will provide 24-hour care for up to **10 residents**, consistent with state licensing regulations for small residential assisted living homes.

Property Details:

- **Zoning Designation:** R-15 Residential
- **Lot Size:** 14,679 sq.ft
- **Building Footprint:** Approximately 2,824 sq.ft single-story home
- **Number of Bedrooms:** 5 resident rooms + 1 staff room
- **Number of Bathrooms:** 3 bathrooms, ADA accessible
- **Parking Spaces:**
  - **On-site:** 2-car garage + 8 driveway spaces
  - **Street Parking:** Not utilized for staff or operations; reserved for occasional family visits only
- **Ingress/Egress:** Single existing residential driveway, no additional curb cuts

Site Features & Improvements:

- **No structural additions planned**; exterior to remain consistent with surrounding homes
- **ADA-compliant upgrades** will include interior ramps (if applicable), widened doorways, and accessible bathrooms
- **Fire safety system**: Sprinkler system, smoke detectors, and CO2 detectors per Texas Life Safety Code

- **Landscaping**: Maintained in accordance with neighborhood standards; no commercial signage will be placed on the property
- **Fencing**: Existing residential fencing provides privacy and security for residents

Operational Details:

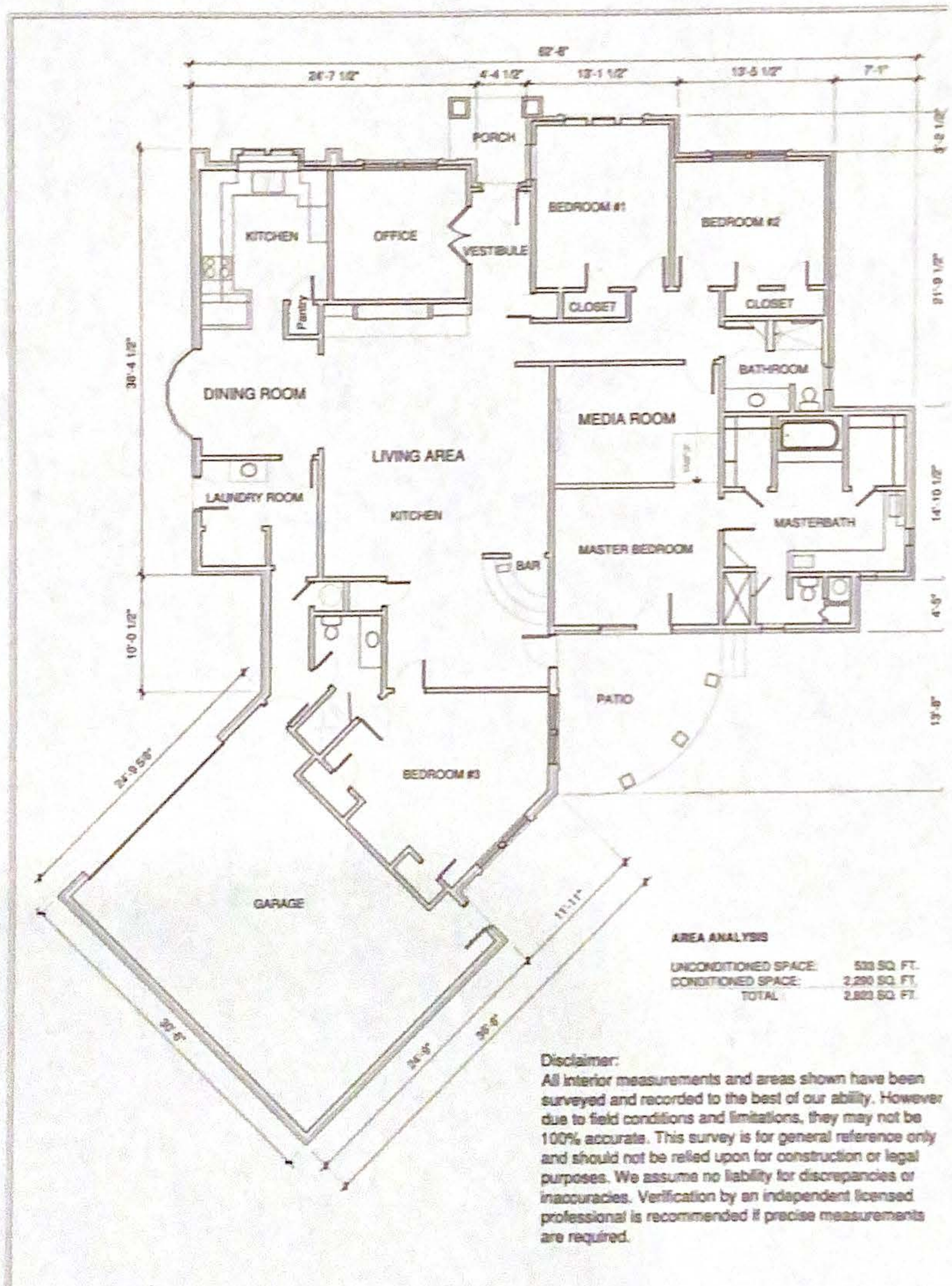
- **Number of Residents:** Maximum of 10 per Texas Type B license
- **Staffing:**
  - 1–2 caregivers on-site per shift
  - 24-hour coverage, including awake overnight staff
  - Shift change occurs twice daily with minimal traffic impact
- **Deliveries & Services:**
  - Medical and support services scheduled between 9 a.m. – 5 p.m.
  - Food, medical, and supply deliveries limited to 1–2 times per week

Neighborhood Compatibility:

- The home's appearance, landscaping, and maintenance will align with neighborhood standards
- Activities are confined to interior spaces, maintaining peace and privacy for nearby residents
- The small scale of the operation ensures limited traffic, no noise disruption, and no increased demand on city infrastructure

This site plan summary is designed to demonstrate that the proposed use will integrate respectfully and safely within the existing residential context, while providing a much-needed service for Colleyville's senior community.

Seasons Assisted Living Floor plan



AREA ANALYSIS

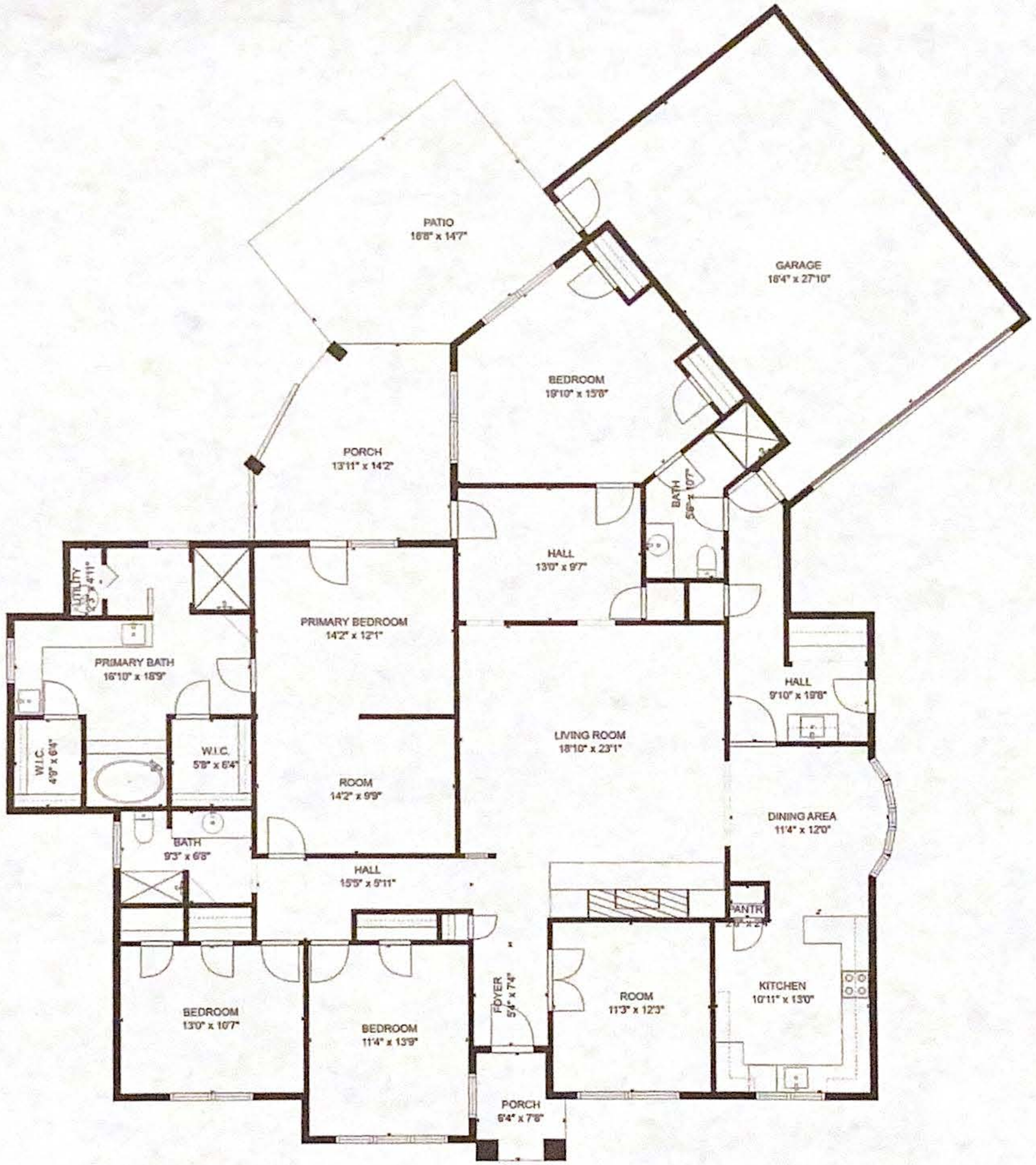
UNCONDITIONED SPACE:	533 SQ. FT.
CONDITIONED SPACE:	2,290 SQ. FT.
TOTAL	2,823 SQ. FT.

Disclaimer:
All interior measurements and areas shown have been surveyed and recorded to the best of our ability. However due to field conditions and limitations, they may not be 100% accurate. This survey is for general reference only and should not be relied upon for construction or legal purposes. We assume no liability for discrepancies or inaccuracies. Verification by an independent licensed professional is recommended if precise measurements are required.

SCALE: 1/8" = 1'-0"

AS BUILT PLAN FOR HOUSE @

3701 CLIFFWOOD DR COLLEYVILLE TX76034



Seasons Assisted Living
Floor Plan
3701 Cliffwood Drive
Colleyville, TX. 76034

TOTAL: 2014 sq. ft
FLOOR 1: 2014 sq. ft
EXCLUDED AREAS: GARAGE: 530 sq. ft, PORCH: 219 sq. ft, PATIO: 258 sq. ft,
PRIMARY BEDROOM: 173 sq. ft, LIVING ROOM: 405 sq. ft

THE CONSTRUCTION BROTHERS LLC
THE CONSTRUCTION BROTHERS LLC

May 5, 2025
Community Planning Board
City of Colleyville
Colleyville, TX

Dear Community Planning Board,

I am writing on behalf of Footprints Residential Care Homes LLC, doing business as Seasons Assisted Living, to respectfully request the City of Colleyville's support in expediting the necessary approvals and inspections required for our relocation to your community.

Seasons Assisted Living currently operates several residential assisted living Type B licensed homes throughout the DFW Metroplex. Unfortunately, our Arlington location has experienced significant structural damage due to a malfunctioning sprinkler system, rendering it unsafe for our residents. As a result, the Texas Department of Health and Human Services has prohibited re-occupancy until a new sprinkler system has been installed and successfully inspected by Life Safety officials.

In the interim, our residents—many of whom have formed deep bonds with our dedicated staff—have been placed in long-term care facilities. The emotional and physical toll of this displacement has been difficult for both residents and their families. We are now in the process of transferring our assisted living license to Colleyville, pending the successful installation and approval of all required safety systems, including sprinkler and fire monitoring systems, and inspections from Life Safety and the Health Department.

Seasons Assisted Living has been proudly licensed since 2007 and has never received a deficiency that was not resolved within the required thirty-day correction period. Our commitment to resident care and compliance is

unwavering. Ongoing oversight will continue through monthly visits from the Texas Ombudsman and annual inspections by Life Safety and the Department of Human Services.

We are eager to resume operations and reunite our residents under the compassionate care of Jessica and her exceptional team. We respectfully request that the City of Colleyville issue a Certificate of Occupancy as soon as possible upon completion of the required work, so that state inspections may proceed without delay.

Thank you for your consideration and support in helping us restore a safe and supportive home for our residents.

Sincerely,
Jessica Mccully
Owner/ Manager
Seasons Assisted Living
Footprints Residential Care Homes LLC
P.O. Box 181346
Arlington, Texas 76096
[redacted]

Let me know if you'd like to include any attachments or additional contact details.

From: Jessica Mccully [redacted]
Subject: License for seasons
Date: January 9, 2025 at 12:09 PM
To: Jessica Mccully [redacted]

TEXAS HEALTH AND HUMAN SERVICES COMMISSION

ASSISTED LIVING FACILITY
TYPE B LICENSE

This is to certify that

MCCULLY HOMES LLC
SEASONS ASSISTED LIVING
2424 VENTURA, ARLINGTON, TX, 76015, Tarrant COUNTY

is licensed under Chapter 247 of the Texas Health and Safety Code to operate a TYPE B assisted living facility in Texas.

Capacity: 10

148042	103046	08/22/2022
License Number	**Vendor/Facility ID**	**Effective Date**
		08/22/2025
		Expiration Date

Cecile Young
Executive Commissioner

This license must be prominently posted for display in an area of the facility that is readily available to residents, employees, and visitors.
This license may not be transferred.

Thank you

Certificate of Occupancy

Issued to:

Name of Business: SEASONS ASSISTED LIVING
Address: 2424 VENTURA DR ARLINGTON TX 76015
Zoning: N/A; D; N/A
To be used as/for : Personal Care Facility (seven or more residents), COMMUNITY HOME FOR DISABLED PERSONS (365)

The above property/structure/tenant space has been inspected for conformance with the City of Arlington"s building codes and zoning ordinance and is found to be compliant. No change in the occupant, occupancy or use may occur unless a new certificate of occupancy is obtained. The issuance of this certificate of occupancy may not be construed as an approval of violation of the ordinances of the City of Arlington.

Building Official

Date of Issuance: 05/24/2007
Special Conditions:
1025530002310

This must be displayed in a conspicuous place on the premises and not be removed without permission from the Building Official.

City of Colleyville
Community Development Department

Certificate of Occupancy Application

City of Colleyville
100 Main Street
Colleyville, TX 76034
Main: 817-503-1030

CERTIFICATE OF OCCUPANCY APPLICATION

CO

2020

Business Information

Business Name: Seasons Assisted Living

Business address: 3701 Cliffwood Drive

Business Phone: 682-325-4091

Email Address : jgauthier@footprintsresidential.net

Business Principle/Owner: Jessica McCully Gauthier

Business Contact Person: Jessica Gauthier

Principle/Owner Cell Phone: [redacted]

Business Contact Cell Phone: [redacted]

Business Activity Description

Type of C/O:

- [x] New occupancy
- [ ] Change of ownership
- [ ] Change of bus. name

Business Info:

- [x] # of employees 5
- [x] square footage 2,824 sq. ft
- [x] Bus. Hours: 24/7

Business Type:

- [ ] Business Office
- [ ] Medical Office
- [ ] Retail Sales
- [ ] Restaurant
- [ ] Manufacturing
- [x] Other: (describe) Personal Care Facility
- [ ] ** Beauty / Spa
- [ ] Office-Warehouse

Check Yes or No to the following:

[ ] Yes	[x] No	1. A new sign will be erected or the existing sign will be altered (separate permit is required)
[ ] Yes	[x] No	2. The business space or portion thereof will be remodeled, renovated, or altered (permit is required unless exempted)
[ ] Yes	[x] No	3. The existing electrical system will be altered with new wiring, lighting, devices, or panelboards (permit required unless exempted)
[ ] Yes	[x] No	4. The existing plumbing system will be altered with new fixtures or drains or water lines (permit is required unless exempted)
[ ] Yes	[x] No	5. Alcoholic beverages will be available for pre-package sales or on-site consumption
[x] Yes	[ ] No	6. Food or beverages (for other than restaurants) will be manufactured, stored, distributed, sold, or prepared
[ ] Yes	[x] No	7. There will be outside storage of any of the following: goods, merchandise, raw materials, or company vehicles/equipment
[ ] Yes	[x] No	8 Waste water or sludge will be generated which requires pre-treatment or separators before discharge into the sewer system
[ ] Yes	[x] No	9. Flammable or combustible liquids be stored, used, mixed or dispensed at this location, other than for maintenance or for operation of equipment. If so, attach description and quanties and attach MSDS sheets.
[ ] Yes	[x] No	10. Hazardous or toxic chemicals such as, but not limited to, oxidizers, corrosive liquids, poisonous gases, radiocative, explosive, and organic materials will be handled If so, attach description and quantities and provide MSDS sheets.
[ ] Yes	[x] No	11. One or more of the following industrial processes circled below will be performed on the premises

Manufacturing Treating Formulation/Mixing/Processing Vehicle Washing

Submit the following:

- [x] Driver's License Copy of Business Principle/Owner
- [x] Business Plan (detailed narrative of business operations)
- [x] Floorplan of the space with all rooms labeled
- [x] Copy of Lease or Ownership of Business Space
- [ ] State Sales Tax Certificate - IF applicable
- ** [ ] Massage Establishments - Submit TDLR license(s)

Business Principle / Owner (Printed Name):	**Business Principle / Owner Signature:**
Jessica Gauthier	Jessica Gauthier

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Jane Nelson
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

Footprints Residential Care L.L.C.
File Number: 805275041

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement for the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 03/18/2025

Effective: 03/18/2025

Jane Nelson
Secretary of State

Members of the Colleyville City Council,

I am honored to write to you today in support of Seasons Assisted Living's expansion to Colleyville—a community that deserves compassionate, home-like care for its elderly residents. As a Registered Nurse with years of nearly thirty years experience in assisted living, I have seen firsthand the profound impact that personalized, comfortable, and dignified care can have on seniors and their families.

At Seasons Assisted Living, we believe that senior care should feel like home. Aging should not mean sacrificing comfort, independence, or the warmth of familiar surroundings. That is why our approach prioritizes individualized care, personal connections, and an environment where residents feel secure, engaged, and valued—not just as patients, but as cherished members of our extended family.

Over the past twenty years, Seasons Assisted Living has cared for seniors across the metroplex providing not just medical support but emotional and social enrichment. Our dedicated team fosters a sense of belonging, ensuring that every resident has access to quality care without losing the essence of what makes them feel at home.

Colleyville is a thriving community that values family and connection. Bringing Seasons Assisted Living here will provide seniors with an option that prioritizes dignity, security, and personalized care in a setting that feels welcoming and familiar. Our expansion will also create job opportunities, strengthening the local workforce and ensuring that compassionate caregivers can continue making a difference in the lives of our elderly loved ones.

I respectfully urge you to approve our expansion so that we can bring this much-needed service to Colleyville. Seasons Assisted Living is more than just a facility—it is a home, and we are eager to extend that home to the seniors who need it most.

We look forward to the opportunity to serve the Colleyville community and its seniors.

Jessica McCully RN
Chief Executive Officer

Letter of Acknowledgment

Dear Mr. Gauthier,

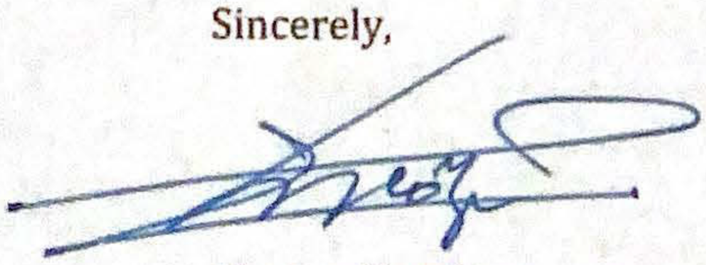
My name is George Tawdros and I am the owner of the property located at 3701 Cliffwood Dr, located in Colleyville, Texas.

This letter is to acknowledge that I have been informed by the tenants that their intended use of the home is to operate a state-licensed assisted living facility, pending all required approvals and compliance with applicable city ordinances and state regulations.

I understand that the tenants are in the process of obtaining a Certificate of Occupancy from the City of Colleyville to conduct this type of business. As the property owner, I am aware of their stated intentions, but I defer to the City of Colleyville and all relevant authorities regarding the suitability and approval of such use.

Please feel free to contact me with any further questions.

Sincerely,



George Tawdros
Owner

Ph: [redacted]

Email: [redacted]

Footprints Residential Care Homes LLC
dba *Seasons Assisted Living*
3701 Cliffwood Drive
Colleyville, TX 76034
[redacted]
Jgauthier@footprintsresidential.net

6/06/2025

Dear Neighbor,

My name is **Jessica Gauthier**, and I am the administrator of Footprints Residential Care Homes LLC, doing business as *Seasons Assisted Living*. We are reaching out to inform you of a zoning application we are submitting to the City of Colleyville to allow a small, state-licensed assisted living home to operate at 3701 Cliffwood Drive, Colleyville TX 76034.

This home will serve as a **Type B Assisted Living Residence**, licensed by the Texas Health and Human Services Commission. It will provide a safe, nurturing, and home-like environment for a small number of elderly residents—**no more than 10 at any time**—who need assistance with daily living.

What You Can Expect:

- The home will **retain its residential character** and blend in with the neighborhood—no exterior signage, loud activity, or major construction.
- All services will occur **inside the home**, and noise levels will remain consistent with typical household activity.
- There will be **limited traffic**; staff will work in shifts, and deliveries will be scheduled during normal business hours.
- The property will be **well-maintained**,

landscaped, and compliant with all city codes and safety regulations.

We understand that neighborhood harmony is essential, and we are committed to being a respectful, low-impact neighbor. Many residents in Colleyville have aging loved ones who benefit from smaller, personalized care settings, and our mission is to serve that need with compassion and professionalism.

Should you have any questions, concerns, or simply want to learn more, I invite you to reach out to me directly at [redacted] or jgauthier@footprintsresidential.net. We would be happy to talk with you, provide more information, or schedule a visit to one of our other locations.

Thank you for your time and understanding. We look forward to being a positive part of this wonderful neighborhood.

Warm regards,
Jessica Gauthier
Administrator
Footprints Residential Care Homes LLC
dba *Seasons Assisted Living*

Seasons_Assisted_Living_Neighbor_QA

Seasons Assisted Living - Neighbor Q&A

A Small, Respectful Assisted Living Home in Your Neighborhood

Q: What is this home being used for?

A: The home will operate as a small, licensed assisted living residence for up to 10 seniors who need help with daily living activities, such as meals, medication reminders, bathing, and mobility. It is not a nursing home or a medical facility.

Q: Will the home look or feel like a business?

A: No. The home will maintain a residential appearance. There will be no commercial signage, exterior modifications, or unusual activity that would change the look or feel of the neighborhood.

Q: Will this increase traffic or noise?

A: Very minimally. Staff work in rotating shifts (1-2 caregivers at a time), so there will be no large gatherings or employee influx. Visitors (mostly family members) come at scheduled, reasonable hours. No loud outdoor activities or events will be held.

Q: Are there any safety risks to the neighborhood?

A: Absolutely not. The home is fully licensed and regulated by the Texas Health and Human Services Commission. It will have fire safety systems, regular inspections, and will meet all Life Safety Code standards. Residents are older adults with health needs-not individuals requiring supervision for behavioral or legal issues.

Q: Will this affect property values?

A: Studies show that small assisted living homes do not negatively affect neighborhood property values. Because they are well-maintained, quiet, and regulated, they often increase curb appeal and stability within the area.

Q: Who do I contact if I have concerns or questions?

A: We are committed to being good neighbors. Please contact:

Jessica Gauthier

From: Judith Dugan [redacted]
Subject: Reference letter
Date: June 1, 2025 at 10:20 AM
To: Jessica Mccully jessicamccully@sbcglobal.net

I have known Jessica for 8 years and worked with her in many different places. She is very professional when operating her personal care home . Not only does she care about her home appearance but puts value and time into her property to present well in the community.
Jessica is sensitive to the needs if the community and her neighbors around her There has never been an issue with any home she owns, in fact she brings value to her property by investing to improve the appearance.
Jessica provides a service to our elderly community that is very much needed. It allows them to be in a home like environment when families no longer can care for them in their own home. I know several physicians and medical professionals that concur there is a definite need for this service in our area . The care she provides is amazing and families are so appreciative of her services.
Please feel free to reach out to me if you have any questions or concerns about this.
I have been a Hospice clinical liason in this area for the last 10 yrs.
I live in Grapevine myself and would no worries having her business next door to me .

Thank you,
Judy Dugan RN, Certified Case Manager

Judith Dugan
Community Liaison

Heart to Heart Hospice of Fort Worth LLC
6100 Southwest Blvd., Suite 200
Fort Worth, TX 76109

Office: (817) 731-9700
Mobile:

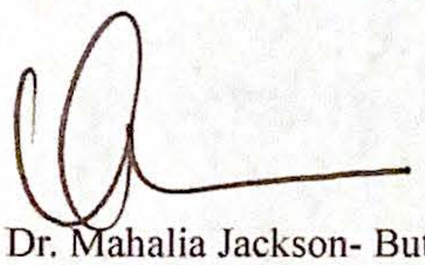
Dear Colleyville City Council Members,

As a physician who has had the privilege of visiting and working with Seasons Assisted Living residents, I can confidently say that this facility sets an exceptional standard in senior care. The medical staff, caregivers, and leadership—especially under the guidance of Jessica McCully, a dedicated Registered Nurse—demonstrate an unwavering commitment to the health and well-being of their residents.

At Seasons Assisted Living, I have witnessed first-hand the thoughtful coordination of medical services, the emphasis on preventative care, and the compassionate approach taken to ensure every senior receives personalized attention. The facility prioritizes residents' dignity while addressing their medical and emotional needs, making it one of the finest assisted living communities in the DFW area.

Expanding to Colleyville would be a tremendous benefit to seniors and their families, providing them with access to outstanding healthcare and a supportive environment. The need for high-quality senior care continues to grow, and I wholeheartedly support Seasons Assisted Living in bringing its expertise and care to this community.

I urge you to approve their expansion and allow Colleyville residents the opportunity to experience the same level of excellence that so many families across DFW have relied on.



Dr. Mahalia Jackson- Butler

Dear Colleyville City Leadership,

I am writing to you to highlight the exemplary leadership and unwavering commitment of Jessica McCully-Gauthier, RN, a highly respected leader in our community and the field of senior care. As a trailblazer in the senior care industry, Jessica has earned the admiration and trust of her peers, partners, and families across the DFW area, particularly through her exceptional work in both residential care and senior health services.

For nearly two decades, Jessica has led the charge in providing the highest standard of care at her senior homes, which have become the most sought-after in the region. Her unwavering commitment to quality and compassionate care has set the standard for senior care services. Under her leadership, her homes have consistently maintained a reputation for excellence in the care of our most vulnerable residents. Her homes are not only places of safety and comfort but also provide families with peace of mind knowing their loved ones are being cared for by someone who leads with both heart and expertise.

Jessica's influence extends far beyond the walls of her facilities. As a leader among her peers and partners in the hospice and home health sector, she consistently champions best practices, advocacy, and education. She fosters partnerships with local healthcare providers, ensuring that the most vulnerable members of our community receive comprehensive, compassionate care. Her integrity and professionalism have earned her the respect of her colleagues, and she is known for her willingness to collaborate and share knowledge to uplift the standards of care across the industry.

Her advocacy work for senior care has had a profound impact on the lives of countless families. Jessica's leadership has undoubtedly improved the quality of life for seniors, enriched the community, and set a high bar for what compassionate care should look like. She is not only an advocate for those in her direct care but a voice for positive change in the industry.

I firmly believe that having Jessica McCully-Gauthier in Colleyville would be a tremendous asset to your community. Her dedication to enhancing the lives of seniors and her advocacy for improving care standards will undoubtedly add value to the Colleyville community, enriching your local healthcare environment and strengthening your community bonds. By supporting individuals like Jessica, Colleyville's leadership will demonstrate its commitment to those who are dedicated to creating positive change and uplifting our most vulnerable residents. Her presence would symbolize a forward-thinking, compassionate approach to senior care, showcasing the city's commitment to ensuring that every member of our community, especially our seniors, receives the care, respect, and attention they deserve.

It is without hesitation that I recommend Jessica McCully-Gauthier as a leader who can make a lasting difference in Colleyville. Her unwavering dedication to senior care, leadership in the healthcare community, and tireless advocacy are truly commendable.

Thank you for your time and consideration. Please do not hesitate to reach out if I can provide any further information.

Sincerely,

Richard Paschal

Dear Colleyville City Council Members,

My father is the strongest man I've ever known. He worked hard his entire life and spent years providing for our family. When his health began to decline, he was reluctant to leave the house he had built with his own hands. We worried endlessly about how he would adjust to assisted living.

But Seasons Assisted Living made it feel like home for him. The staff didn't just meet his medical needs—they met his emotional needs. They gave him independence while ensuring he had the support he required. He enjoys activities, has made new friends, and most importantly, he feels valued.

Colleyville would benefit tremendously from a facility like Seasons Assisted Living. I ask you to approve their expansion so that more families can experience the relief and comfort that my family has.

David Newberry

May 28, 2025

Dear Members of the Colleyville City Council,

I am a geriatric nurse practitioner, and I have had the privilege of working alongside Seasons Assisted Living's outstanding team over the past several years. In the realm of elder care, few facilities provide the level of attentiveness and commitment to individualized wellness that Seasons Assisted Living does. Their dedication to both physical and emotional health creates an environment that allows seniors to thrive—not just live.

Many of my patients have resided at Seasons Assisted Living, and I have seen firsthand how the structured residential setting helps mitigate the risks of isolation, malnutrition, and unmanaged chronic illnesses. The compassionate staff, led by Jessica McCully, ensures that residents receive not only proper medical care but also emotional support, social interaction, and meaningful engagement—all of which contribute to longevity and quality of life.

The expansion of Seasons Assisted Living to Colleyville would be an invaluable addition to the community. I urge you to approve this initiative so more seniors can experience the compassionate care they deserve.

Sincerely,

Dr. Jazmine Collins

May 23. 2025

Subject: A Heartfelt Endorsement for Seasons Assisted Living

Dear Colleyville City Council.

I never thought I'd have to say goodbye to my father so soon. He was my rock. my guiding light. and when his health declined. I was terrified of losing him to neglect or loneliness. Seasons Assisted Living changed everything.

The caregivers there didn't just provide medical care. they became his second family. They knew his favorite songs. they listened to his stories. and they treated him with the dignity he deserved. Under the leadership of Jessica McCully. Seasons Assisted Living has given families like mine peace of mind. knowing our loved ones are safe and cherished.

I urge you to support their expansion to Colleyville. Every senior deserves a place where they are cared for not just looked after. Seasons Assisted Living creates that environment. Please give more families like mine the chance to find comfort and security in this incredible community.

With gratitude.

Dr. Lori Owens

May 28, 2025

Subject: Strong Support for Seasons Assisted Living's Expansion to Colleyville

Dear Members of the Colleyville City Council,

I am writing to express my enthusiastic support for Seasons Assisted Living's expansion to Colleyville. As a proud resident of the DFW area, I have witnessed the compassionate care this facility provides to elderly community members, including my own family. Seasons Assisted Living has been an invaluable resource for families seeking a safe and nurturing environment for their loved ones, offering security, dignity, and respect to seniors in their most vulnerable years.

Over the past two decades, Seasons Assisted Living has served more than 2,000 seniors across the region, creating employment opportunities for dedicated healthcare workers and providing essential support to families in need. Under the leadership of Jessica McCully, a Registered Nurse with a proven history of excellence in elderly care, this facility continues to set the highest standard in assisted living services.

Colleyville would greatly benefit from the presence of Seasons Assisted Living, as the need for reliable, compassionate senior care continues to grow. I wholeheartedly urge the council to approve this expansion, knowing it will strengthen our community and support our senior residents with the dignity they deserve.

Thank you for your time and consideration.

Sincerely,

Monica Johnson-White, CEO

5-28-2025

Dear Colleyville City Council Members,

As a hospice care specialist, I work with elderly individuals and their families during some of life's most difficult transitions. The environment in which a person receives care can make all the difference—not only in medical outcomes but in comfort, dignity, and emotional well-being. Seasons Assisted Living excels at providing seniors with a residential setting that fosters peace, security, and high-quality medical support.

Families are often overwhelmed when facing the decision of assisted living, but Seasons Assisted Living offers a compassionate and professional solution that allows residents to maintain their independence while receiving the level of care they need. The leadership of Jessica McCully ensures that staff members uphold the highest standards of ethics, empathy, and expertise, creating a space where seniors and their families feel valued and supported.

Colleyville would benefit immensely from having Seasons Assisted Living as part of its community. I wholeheartedly recommend the approval of this expansion to ensure our elderly population has access to the exceptional care they deserve.

Yours Truly,

Darla-Freedom Hospice

Subject: My Grandmother Deserves the Best—And She Found It at Seasons

Dear Members of the Colleyville City Council,

My grandmother has always been the heart of our family. She's the one who taught me how to bake cookies, how to sew, and how to always find joy in the little things. When it became clear that she needed daily care, our family struggled with the thought of placing her in assisted living.

Seasons Assisted Living changed everything. They treat her like she's their own family. She has wonderful caretakers who make sure she's engaged in activities she enjoys and never feels alone. The staff has given her a second home—one where she is safe, happy, and thriving.

Colleyville seniors deserve this level of care. I urge you to approve the expansion of Seasons Assisted Living so more families can experience the peace of mind we've found here.

Lori Ann Keaton

Lori A. Keaton

Endorsement from a Residential Care Business Owner

Dear Colleyville City Council Members,

As a longtime business owner in the residential care industry, I understand firsthand the importance of providing high-quality, compassionate care to our aging population. Seasons Assisted Living has built a stellar reputation over the past two decades, serving seniors in the area with dignity, security, and personalized support. Their model of care aligns with what I believe assisted living should be—a place that feels like home rather than just a facility.

Under the leadership of Jessica McCully, Seasons Assisted Living has consistently demonstrated excellence in elder care, creating an environment where residents thrive physically, emotionally, and socially. The expansion to Colleyville would provide families with a trusted option for their loved ones while generating jobs and strengthening the local economy.

Please consider Seasons Assisted Living into your wonderful community.

Nathan Loftis

Subject: Five Voices in Support of Seasons Assisted Living

Dear Colleyville City Council Members,

We, the undersigned residents of Seasons Assisted Living, write to you today in full support of this incredible facility's expansion to Colleyville. Each of us has experienced firsthand the kindness, security, and quality care that Seasons provides, and we hope many more seniors will have the opportunity to call this place home.

When we first arrived at Seasons Assisted Living, many of us felt uncertain—leaving behind the homes we had known for decades was not easy. However, from the moment we stepped through the doors, we were welcomed with warmth, dignity, and respect. The caregivers here do more than assist with daily needs—they treat us like family, ensuring we feel safe, valued, and engaged.

- **James T., 78:** "I spent my life as a firefighter, helping others. Now, Seasons Assisted Living helps me. They ensure I stay active, engaged, and surrounded by good people."
- **Mary R., 82:** "I was scared to leave my home, but Seasons Assisted Living has given me a new sense of purpose. I have friends, activities, and the peace of mind knowing I'm cared for."
- **Robert M., 86:** "I lost my wife last year, and the staff at Seasons have been my rock. They check on me, encourage me, and make sure I never feel alone."
- **Linda S., 79:** "I never imagined assisted living could feel like home, but this place does. The people here truly care, and that makes all the difference."
- **Eleanor P., 90:** "At my age, comfort and security mean everything. Seasons Assisted Living provides both, and I am deeply grateful for the compassionate care I receive every day."

We urge you to approve the expansion of Seasons Assisted Living to Colleyville so that more seniors can experience the dignity, community, and care we have found here.

James T., Mary R., Robert M., Linda S., Eleanor P.

Dear Maam or Sir of Colleyville,

As a physical therapist assistant specializing in elderly care, I have worked closely with residents of Seasons Assisted Living and seen firsthand the incredible benefits of a structured, compassionate residential setting. Many seniors experience mobility challenges that can significantly impact their independence, but Seasons Assisted Living provides a nurturing environment that encourages movement, engagement, and personalized rehabilitation support.

The facility fosters a sense of community, ensuring residents receive tailored therapy that improves their quality of life. The skilled caregivers and medical staff, under the guidance of Registered Nurse Jessica McCully, collaborate seamlessly to create care plans that prioritize safety, mobility, and overall well-being.

Colleyville would greatly benefit from a facility of this caliber. Seasons Assisted Living has set the gold standard for assisted living, and I strongly urge the council to approve their expansion. Seniors in our area deserve a place where their health and dignity are prioritized.

Tommie Eko-Davis

Tommie Eko-Davis

May 28, 2025

Dear Members of the Colleyville City Council,

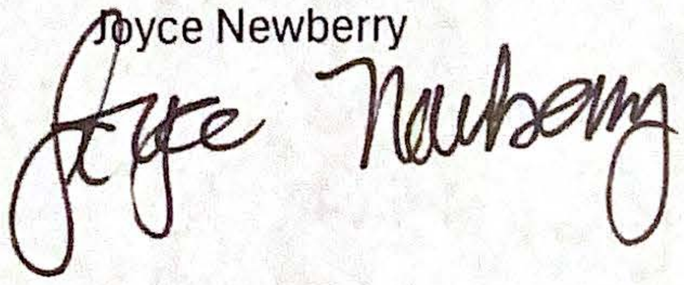
I never thought I'd have to find a place for my mother to live outside of her own home, but when her health began to decline, I knew she needed professional care and support. Seasons Assisted Living has been a blessing beyond words.

From the moment we visited, I saw how much the staff truly cared—not just about her medical needs but her overall well-being. They took the time to learn about her hobbies, favorite meals, and even the songs she loved from her youth. They treat her with kindness, patience, and dignity every single day.

I can sleep at night knowing my mother is safe, respected, and surrounded by people who genuinely care about her happiness. Colleyville deserves this level of senior care, and I wholeheartedly support the expansion of Seasons Assisted Living to our community.

Thanks in advance for consideration,

Joyce Newberry



5/25/2025

Subject: A Proud Employee's Support for Seasons Assisted Living's Expansion

Dear Members of the Colleyville City Council,

I have been a proud employee of Seasons Assisted Living for 14 years, and I can say without hesitation that this facility is unlike any other. It's not just a workplace—it's a place of purpose, care, and true dedication to the well-being of our elderly residents.

Every day, I witness how our team, led by the incredible leadership of Jessica McCully, goes above and beyond to ensure seniors receive the highest level of care, respect, and dignity. Whether it's sitting with a resident to hear their stories, providing comfort during difficult moments, or creating an atmosphere where they feel valued, we approach every interaction with compassion.

Seasons Assisted Living has not only touched the lives of the elderly but has also given healthcare professionals like me the opportunity to grow in a nurturing and supportive environment. The facility provides stable employment, professional development, and a chance to make a meaningful impact on people's lives.

Colleyville would benefit immensely from having Seasons Assisted Living in its community. I urge you to approve this expansion so that we can continue to bring security and care to seniors who need it most.

Sincerely,

Shaunte Wright

June 6, 2025

To Whom It May Concern,

I would like to take this opportunity to speak on behalf of Jessica McCully, owner of a group of residential care homes, including Harvest House, where my mother is a resident.

My mother is currently 91 years old. She has lived in a residential care home for three and a half years, and a home owned by Jessica McCully for 3 years. We, her children and family, visit her at least once a week and celebrate special days and holidays with her.

I would like to address three aspects of the homes owned by Jessica: the outside, the inside, and the care of the residents. First, these homes have never been a nuisance to the surrounding neighborhoods. The residents are elderly and handicapped. They do not come and go like those who are younger. They do not drive or own cars so there are no vehicles to park on the street or in the driveway. The only cars are from the occasional visits from family members and caregivers such as home health and hospice, which occur during daytime hours, and stay for short periods of time. Our experience has been that there are many more cars around the homes in the surrounding neighborhood than at Harvest House because younger people, people with families, and those who are physically capable are much more active than these elderly residents.

Secondly, these care homes are quiet. The age of the residents prohibits them from being loud and raucous. Physically they cannot entertain or have parties. Often their mental capabilities result in them not even being able to converse with each other. One never has to worry about loud music!

Lastly, I would like to address the care given to the residents and Jessica McCully as the home owner. Growing old and losing one's independence is hard and scary. Nursing homes are overloaded with elderly who need care. The caregivers have so many elderly to care for that the needs of the residents often go unattended for long periods of time. A residential care home, if run well, can be a safe and compassionate place for an elderly person to receive the care they need. In a residential care home, there are fewer people per one caregiver, and that caregiver lives with the residents and knows their needs. These care homes answer a great need in our society and are an asset to a community!

Jessica McCully is an excellent business owner as well as a nurse. She makes sure that her homes are well cared for. She is on the premises on a regular basis to make sure that everything is running correctly, and should a problem arise she is quick to resolve the issue. The house is always clean, inside and outside, and Harvest House even has tasteful and pleasing front porch décor that makes it look warm and inviting. Jessica knows and follows the requirements for running a licensed residential care home. She has many years of experience and excellent ratings. The residential care homes owned and run by Jessica McCully are of high quality and, to repeat my earlier statement, answer a great need and are an asset to a community!

In closing, the residential care homes owned by Jessica McCully blend in with all the other homes in a neighborhood. The only difference is that the "family members" living inside are elderly with special needs. There is no outward evidence that these homes are any different than all the others.

Thank you for the opportunity to share our experience with you.

Sincerely,

Nancy Burroughs

Nancy Burroughs
Daughter of Annie Allen, a Harvest House resident

From: ED@GM [redacted]
Subject: Re: Seasons Reference Letter 2 Business
Date: May 31, 2025 at 8:43 PM
To: Eliz D [redacted]
Cc: Jessica Mccully jessicamccully@sbcglobal.net

30 May 2025

To Whom It May Concern,

I am writing this letter as a heartfelt and sincere recommendation for Seasons Assisted Living. When I was searching for a suitable assisted living home for my husband, who is living with a traumatic brain injury (TBI), a trusted friend recommended Harvest Home. That recommendation turned out to be a true blessing.

From the moment we arrived, it was clear that Harvest Assisted Living is much more than just a facility—it is a community built on compassion, respect, and genuine care. What I found was not only a safe and nurturing environment for my husband, but also a family. The staff treat each resident with the same care and attention they would offer their own loved ones. This level of personal commitment is rare and incredibly meaningful.

Much of this culture of care begins with the leadership of Jessica, the owner of Harvest Assisted Living. Jessica is an intelligent, hardworking, committed, and compassionate professional who has successfully operated and expanded her business for over 20 years. Her dedication is evident in every detail, from the quality of the staff she hires to the warm, welcoming environment she has created. Her hands-on approach and unwavering standards set the tone for excellence across the entire organization.

The peace of mind I have experienced knowing my husband is in such

good hands is truly priceless. On top of the exceptional quality of care, Harvest Assisted Living offers competitive and fair rates, which only added to the value of our experience.

I wholeheartedly recommend Seasons Assisted Living to any community and family in search of a compassionate, professional, and trustworthy business for their community or home for their loved ones. It is a place where neighbors and residents are treated for with dignity. Residents are cared for with love, and families are given the comfort and assurance they need.

Sincerely,

Elizabeth D.

City of Colleyville
100 Main St.
Colleyville, TX 76034

05/26/2025

Community Development

Re: Assisted Living Facilities in single-family neighborhoods project

Dear Community Development Director,

Human Resource Code Title 8, Chapter 123 (HRC 123), is a civil rights law in Texas that protects Assisted Living Facilities (ALF) and other community homes from discrimination by any city zoning or homeowners' associations' (HOA) prohibitions for operating in a single-family neighborhood. This law has been in effect for three decades. This is separate from the federally enforced Fair Housing Act. HRC 123 is attached for your review.

The Texas Health and Human Services Commission (HHSC) establishes the Licensing Standards for Assisted Living Facilities under Chapter 247, Health and Safety Code. These facilities are protected under HRC 123.004(2)

HRC 123.003(a) states "the use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential." If HHSC receives an initial ALF licensing application that meets licensure requirements and the ALF capacity is for no more than six residents and with no more than two supervisors to reside there, and meets the other requirements of HRC 123, it complies, and a license will be issued.

Sincerely,

Ashley Austin-Hill, MHS/SMQT/CALM
Compliance Consultant

Attachment: HRC 123

HUMAN RESOURCES CODE

TITLE 8. RIGHTS AND RESPONSIBILITIES OF PERSONS WITH DISABILITIES

CHAPTER 123. COMMUNITY HOMES FOR PERSONS WITH DISABILITIES

Sec. 123.001. SHORT TITLE. This chapter may be cited as the Community Homes for Persons With Disabilities Act.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.430, eff. April 2, 2015.

Sec. 123.002. DEFINITION. In this chapter, "person with a disability" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has:

(1) an orthopedic, visual, speech, or hearing impairment;

(2) Alzheimer's disease;

(3) pre-senile dementia;

(4) cerebral palsy;

(5) epilepsy;

(6) muscular dystrophy;

(7) multiple sclerosis;

(8) cancer;

(9) heart disease;

(10) diabetes;

(11) an intellectual disability;

(12) autism; or

(13) mental illness.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.431, eff. April 2, 2015.

Sec. 123.003. ZONING AND RESTRICTION DISCRIMINATION

AGAINST COMMUNITY HOMES PROHIBITED. (a) The use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential.

(b) A restriction, reservation, exception, or other provision in an instrument created or amended on or after September 1, 1985, that relates to the transfer, sale, lease, or use of property may not prohibit the use of the property as a community home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.004. QUALIFICATION AS COMMUNITY HOME. To qualify as a community home, an entity must comply with Sections 123.005 through 123.008 and be:

(1) a community-based residential home operated by:

(A) the Department of Aging and Disability Services;

(B) a community center organized under Subchapter A, Chapter 534, Health and Safety Code, that provides services to persons with disabilities;

(C) an entity subject to the Texas Nonprofit Corporation Law as described by Section 1.008(d), Business Organizations Code; or

(D) an entity certified by the Department of Aging and Disability Services as a provider under the ICF-IID medical assistance program; or

(2) an assisted living facility licensed under Chapter 247, Health and Safety Code, provided that the exterior structure retains compatibility with the surrounding residential dwellings.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991. Amended by Acts 1997, 75th Leg., ch. 491, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 233, Sec. 6, eff. Sept. 1, 1999. Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.432, eff. April 2, 2015.

Sec. 123.005. REQUIRED SERVICES. A community home shall provide the following services to persons with disabilities who reside in the home:

(1) food and shelter;

(2) personal guidance;

(3) care;

(4) habilitation services; and

(5) supervision.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.006. LIMITATION ON NUMBER OF RESIDENTS. (a) Not more than six persons with disabilities and two supervisors may reside in a community home at the same time.

(b) The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.007. LICENSING REQUIREMENTS. A community home must meet all applicable licensing requirements.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.008. LOCATION REQUIREMENT. A community home may not be established within one-half mile of an existing community home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

Sec. 123.009. LIMITATION ON NUMBER OF MOTOR VEHICLES. Except as otherwise provided by municipal ordinance, the residents of a community home may not keep for the use of the residents of the home, either on the premises of the home or on a public right-of-way adjacent to the home, motor vehicles in numbers that exceed the number of bedrooms in the home.

Added by Acts 1991, 72nd Leg., ch. 16, Sec. 12.01(a), eff. Aug. 26, 1991.

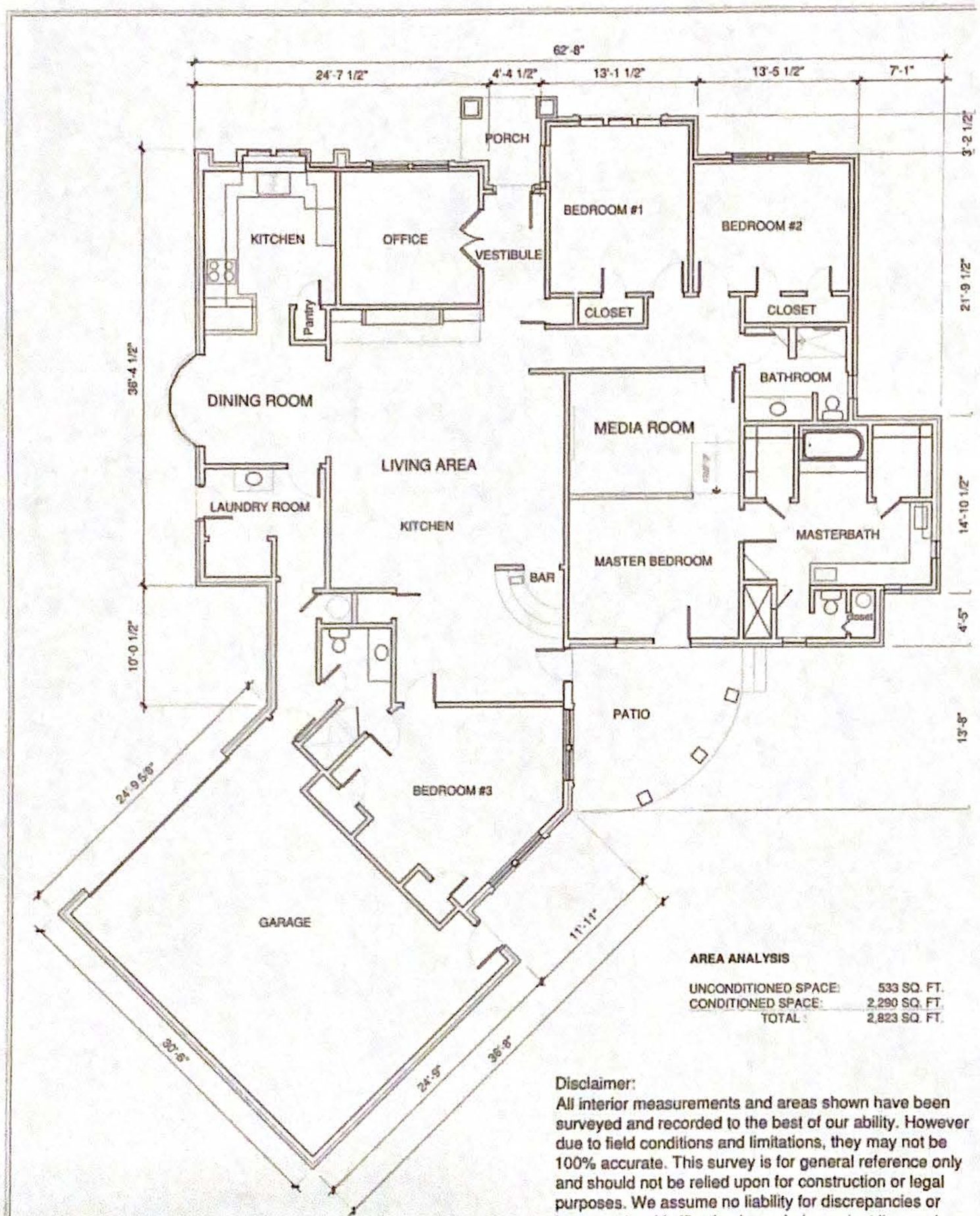
Sec. 123.010. ENSURING SAFETY OF RESIDENTS. The Department of Aging and Disability Services shall make every reasonable effort to ensure the safety of residents of a community home operated by or under the regulatory jurisdiction of the department and the residents of a neighborhood that is affected by the location of the community home.

Added by Acts 1993, 73rd Leg., ch. 646, Sec. 14, eff. Aug. 30, 1993.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 1 (S.B. 219), Sec. 4.433, eff. April 2, 2015.

Seasons Assisted Living Floor plan



AREA ANALYSIS

UNCONDITIONED SPACE:	533 SQ. FT.
CONDITIONED SPACE:	2,290 SQ. FT.
TOTAL :	2,823 SQ. FT.

Disclaimer:
All interior measurements and areas shown have been surveyed and recorded to the best of our ability. However due to field conditions and limitations, they may not be 100% accurate. This survey is for general reference only and should not be relied upon for construction or legal purposes. We assume no liability for discrepancies or inaccuracies. Verification by an independent licensed professional is recommended if precise measurements are required.

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

AS BUILT PLAN FOR HOUSE @

3701 CLIFFWOOD DR. COLLEYVILLE TX76034

Drawn by: AA	Checked by:	Sheet Numbe
Date: MAY 15, 2025	JOB NO. 2025-06	
Revisions:		

Seasons Assisted Living
Floor Plan
3701 Cliffwood Drive
Colleyville, TX. 76034

TOTAL: 2014 sq. ft
FLOOR 1: 2014 sq. ft
EXCLUDED AREAS: GARAGE: 530 sq. ft, PORCH: 219 sq. ft, PATIO: 258 sq. ft,
PRIMARY BEDROOM: 177 sq. ft, LIVING ROOM: 405 sq. ft

THE CONSTRUCTION BROTHERS LLC
THE CONSTRUCTION BROTHERS LLC

Notification Map

CITY OF COLLEYVILLE TEXAS

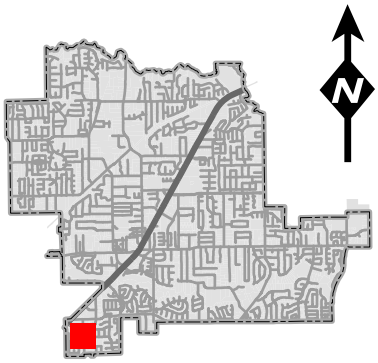
ZC25-016

3701 Cliffwood Dr

Subject Property

Buffer

Parcels to be notified



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, July 14, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, August 5, 2025 & Tuesday, August 19, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

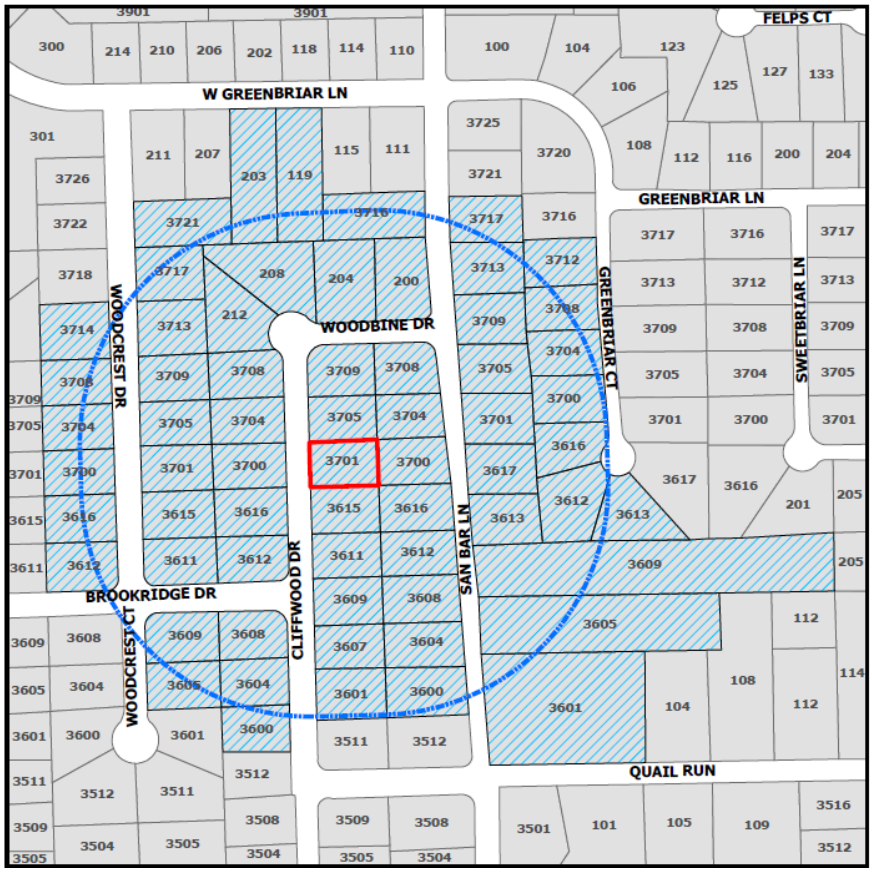
Request:	Consideration of a rezoning from R-15, Single Family Residential to PUD-C, Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016. The request is to allow for an assisted living facility for up to 10 residents.
Zoning Case:	ZC25-016
Applicant:	Jessica Gauthier
Owner:	Kevin Gauthier
Location:	3701 Cliffwood Drive
Property Description:	Lot 3, Block 1, Woodbriar Estates West Addition
Present Zoning:	R-15, Single Family Residential

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kristopher Potts

Kristopher Potts
Planner

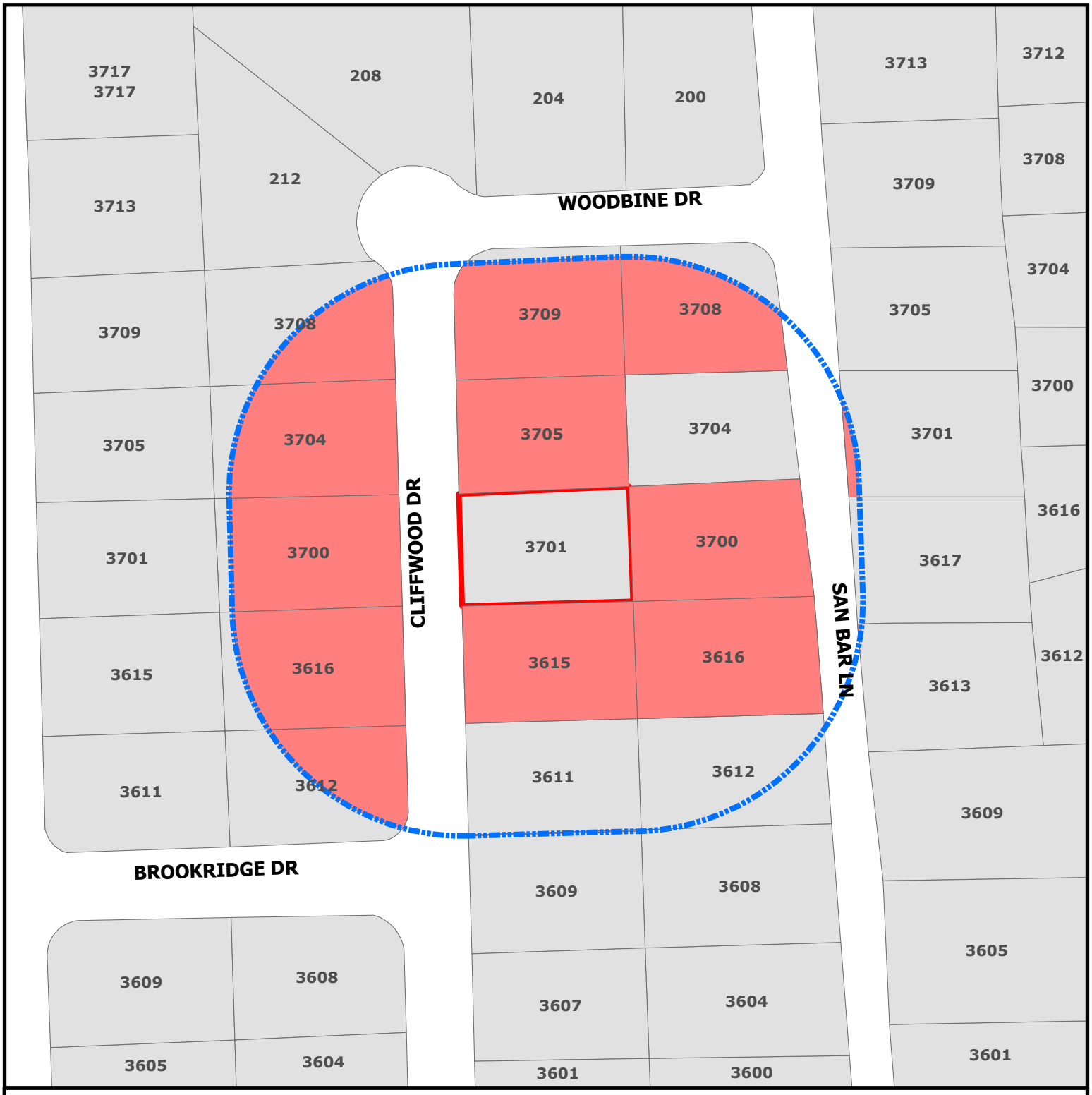
List of Opposing Properties

Address	Owner's Name	Percentage
3616 SAN BAR LN	SCHMULEN, VICTORIA J	7.27%
3700 SAN BAR LN	HALTOM, CHRISTOPHER	6.9%
3615 CLIFFWOOD DR	RILEY, MARK	6.78%
3709 CLIFFWOOD DR	WASSON FAMILY TRUST	6.62%
3700 CLIFFWOOD DR	WH1 LLC	6.46%
3705 CLIFFWOOD DR	JONES, NORMAN	6.45%
3616 CLIFFWOOD DR	PLONSKE, GARY	6.41%
3704 CLIFFWOOD DR	JIMENEZ, NURIA	6.14%
3708 SAN BAR LN	NANCY SCHWARTZ FAMILY TRUST	5.32%
3708 CLIFFWOOD DR	DIXON, JAMES	3.13%
3612 CLIFFWOOD DR	TURRENTINE, HEATHER	3.06%
3701 SAN BAR LN	GOODELL, WILLIAM J	0.29%
3609 CLIFFWOOD DR	MCDANIEL, JOHN D	0.07%
3613 SAN BAR LN	ELLIS, TERRY R	0.01%

Address Count : **14** **Total Percentage:** **64.91%**

Date : 7/9/2025 7:56 AM

Opposition Map

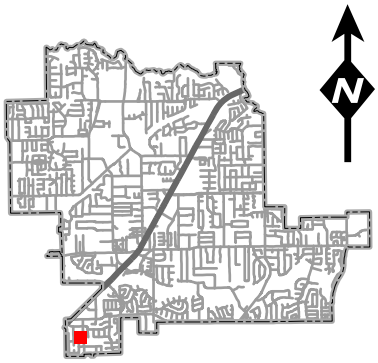


CITY OF COLLEYVILLE TEXAS

ZC25-016

3701 Cliffwood Dr

Subject Property
Opposing
Opposing
Buffer_Protest



DISCLAIMER:
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From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Proposed Assisted Living Home On Cliffwood
Date: Friday, June 20, 2025 11:28:06 AM
Attachments: image001.png
image002.png
image003.png
image004.png

FYI…

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 10:53 AM
To: michelle shaffer [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: Proposed Assisted Living Home On Cliffwood

Michelle:

Thank you for sharing your comments regarding the proposed zoning request. As you mentioned, all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

Over the next few months this application will appear before our Planning and Zoning Commission and ultimately end up before City Council for final consideration. That process will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

The process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: michelle shaffer [redacted]
Sent: Friday, June 20, 2025 10:41 AM

To: Jerry Ducay <JDucay@colleyville.com>
Subject: Proposed Assisted Living Home On Cliffwood

Hello Jerry, my name is Michelle Shaffer. I live here in Colleyville at 3508 Cliffwood Drive. I was very concerned when a neighbor told me that the home at 3701 Cliffwood was purchased and then leased to a business. That owner/business is now applying to have it re-zoned for an assisted living facility PUD-C Planned Unit Development. Why would Colleyville even consider such a thing without asking it's residents? Many in our small neighborhood are NOT HAPPY with this and we are very concerned. Concerned with the additional traffic, staff and guests that will be in and out of our neighborhood, cars parked in the street, emergency vehicles coming and going, and of course property values.

I'm very upset that the last time I got a letter from the city was in regard to a neighbor needing a zone change/permit to add a garage, and yet to put an assisted living facility/business inside our neighborhood we get nothing. Seems like the City of Colleyville is not interested in what's best for the tax paying residents, at least from what I've seen over the past 25 years and counting.

See you at the Zoning meeting.

Michelle Shaffer
LifeWave Healthcare Technology Company
[redacted]

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: 3701 Cliffwood Dr. Colleyville major concerns
Date: Friday, June 20, 2025 11:28:18 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 10:31 AM
To: Leese Cyrus [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: 3701 Cliffwood Dr. Colleyville major concerns

Mr. & Mrs. Cyrus:

Thank you for sharing your comments. I will make sure they are included in the official public hearing record for this zoning case.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Leese Cyrus [redacted]
Sent: Friday, June 20, 2025 10:26 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: 3701 Cliffwood Dr. Colleyville major concerns

Thomas and Leese Ann Cyrus
3611 Brentwood Ct. 76034

I am writing as a concerned resident regarding the proposed conversion of the property at 3701 Cliffwood Dr. into an assisted living home. While I fully respect the importance of caring for our elderly population and understand the need for such facilities, I would like to share several concerns that I, along with many neighbors, have about this change.

1. Impact of Residential Character: Our neighborhood is zoned and built as a single-family residential community. Introducing a commercial-like operation- even a small scale assisted living home-may alter the quiet, close- knit atmosphere that makes this area so special.

2. Increased Traffic and Parking Issues: Assisted living facilities often involve regular visits from staff, caregivers, emergency services, and family members. This increase in traffic, combined with limited on-street parking, could lead to congestion and pose safety risks, particularly for children who play outside and residents who walk or bike through the neighborhood.

3. Property Value Concerns: There is concern among residents that the presence of a non-traditional residential facility could negatively affect home values in the surrounding area. While it's difficult to predict, changes in neighborhood dynamics often influence market perceptions.

4. Safety and Oversight: With increased activity and the presence of vulnerable individuals, questions naturally arise about regulatory oversight, safety procedures, and the qualifications of those operating the home. Without transparency, its difficult for the community to feel confident in the change.

Please understand that this letter is not meant to dismiss the needs of those who require assisted living, but rather to ensure that changes to our community are made thoughtfully and with input from those who live here.

Thank you for your attention and for considering the voices of concerned neighbors.

Leese Ann Cyrus
Accounts receivable and payable
[redacted]

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Woodbriar Estates
Date: Friday, June 20, 2025 11:28:42 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 10:05 AM
To: Mitchell Baugus [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: Woodbriar Estates

Sharon:

Thank you for sharing your comments. I will make sure they are included in the official public hearing record for this zoning case.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Mitchell Baugus <[redacted]
Sent: Friday, June 20, 2025 9:37 AM
To: Jerry Ducay <JDucay@colleyville.com>; Sharon Baugus [redacted]
Subject: Woodbriar Estates

Hello,
I understand a home in Woodbriar Estates is an assisted living facility. Please keep our neighborhood a family only neighborhood and not allow this business to be run here. I've lived in CV 20 years and hope you will honor us and our neighborhood. We already deal with a mosque and the parking situation in our neighborhood because a business was allowed to build without adequate parking space. Please do not put us through more of this in our quiet neighborhood.
Thank you for your service.

Sharon Baugus

401 Briarcliff Ct
[redacted]

Sent from AT&T Yahoo Mail for iPhone

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Opposition to Zoning Change ZC25-016 – 3701 Cliffwood Drive
Date: Friday, June 20, 2025 11:28:53 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 10:04 AM
To: Heather Dietel [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: Opposition to Zoning Change ZC25-016 – 3701 Cliffwood Drive

Ms. Dietel:

Thank you for sharing your comments. I will make sure they are included in the official public hearing record for this zoning case.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Heather Dietel [redacted]
Sent: Thursday, June 19, 2025 2:14 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Opposition to Zoning Change ZC25-016 – 3701 Cliffwood Drive

Dear Mr. Ducay,

I'm writing as a concerned resident of Woodbriar Estates West regarding the proposed zoning change ZC25-016 at 3701 Cliffwood Drive, from **R-15 Single Family Residential** to **PUD-C Planned Unit Development – Commercial**. I strongly oppose this rezoning and urge the City to deny this request.

Allowing a commercial use — specifically a 10-bed assisted living facility — in the middle of

a quiet, established residential neighborhood would significantly disrupt the character, safety, and integrity of our community. This sets a troubling precedent that could open the door for additional residential-to-commercial rezoning requests, fundamentally altering our neighborhood's fabric and turning it into a patchwork of businesses rather than homes.

This area was designed and intended for families — not commercial developments with increased traffic, parking concerns, and 24-hour operations. Such a shift raises concerns about property values, long-term livability, and the erosion of what makes our neighborhood special: a peaceful, residential environment where neighbors know one another and take pride in their community.

Please advocate to maintain the current zoning and protect the integrity of our neighborhood. I would appreciate being informed of any hearings, updates, or next steps in this process.

Thank you for your attention to this important matter.

Sincerely,
Heather Dietel
3504 Brentwood Drive, Colleyville
[redacted]

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: Concern rezoning of 3701 Cliffwood
Date:	Friday, June 20, 2025 2:57:03 PM
Attachments:	image001.png image002.png image003.png image004.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 2:56 PM
To: Courtney Atwood [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: Concern rezoning of 3701 Cliffwood

Courtney:

Thank you for sharing your comments regarding the proposed zoning request. You raise concerns that will be reviewed as part of this process.

Please be aware that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

Over the next few months this application will appear before our Planning and Zoning Commission and ultimately end up before City Council for final consideration. Next week is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

The process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Courtney Atwood [redacted]
Sent: Friday, June 20, 2025 1:28 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Concern rezoning of 3701 Cliffwood

Mr. Ducay,

I am writing as a concerned resident regarding the proposed conversion of the property at 3701 Cliffwood Dr. into an assisted living home. (***2b***

Presentation and discussion of a rezoning from R-15 Single Familiy Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive, Case ZC25-016). We moved to San Bar Lane October 2019 and have loved raising our family here in Colleyville. While I deeply respect the importance of caring for our elderly population and recognize the need for such facilities, I would like to share several concerns that I, along with many of my neighbors, have about this proposed change.

1. **Impact on Neighborhood Character:**
   Our neighborhood is zoned and designed as a single-family residential community. Introducing a facility with a more commercial-like operation—even on a small scale—could alter the quiet, close-knit atmosphere that makes this area so unique and valued by its residents.

2. **Increased Traffic and Parking Challenges:**
   Assisted living homes typically require frequent visits from staff, caregivers, emergency responders, and family members. This increased activity, coupled with limited on-street parking, could lead to congestion and pose safety risks—especially for children playing outdoors and residents who walk or bike through the area.

3. **Concerns About Property Values:**
   There is apprehension among homeowners that the introduction of a non-traditional residential facility might impact surrounding property values. While outcomes are uncertain, shifts in the character of a neighborhood often influence market perception and buyer interest.

4. **Safety and Oversight:**
   The presence of vulnerable individuals and increased foot and vehicle traffic naturally raise questions about safety protocols, regulatory oversight, and the qualifications of those managing the home. Without transparency and community engagement, it is difficult for residents to feel assured about such a significant change.

Please know that this message is not intended to oppose the needs of those requiring assisted living, but rather to advocate for thoughtful planning and community involvement in decisions that affect our neighborhood.Thank you for your time and for considering our concerns.

Kindest regards,

Courtney, Taylor, Grace and Russell Atwood

3609 San Bar Lane Colleyville, Texas 76034

[redacted]

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: Proposed Assisted Living Home in Residential Neighborhood
Date:	Friday, June 20, 2025 3:12:14 PM
Attachments:	image005.png image006.png image007.png image008.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Friday, June 20, 2025 3:08 PM
To: Caryn Anderson [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: Proposed Assisted Living Home in Residential Neighborhood

Caryn:

Thank you for sharing your comments regarding the proposed zoning request. You raise concerns that will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Next week is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

P: 817-503-1111| **M:** 817-312-2030

From: Caryn Anderson [redacted]
Sent: Friday, June 20, 2025 12:10 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Proposed Assisted Living Home in Residential Neighborhood

Jerry,
I own two homes here in Colleyville. My primary residence is 5704 Arbor Gate Ln. and my parents live in my other property at 4809 W Jim Mitchell Tr. I've owned that property since 2001. I was very concerned when a friend told me that the home at 3701 Cliffwood was purchased and then leased to a business. That owner/business is now applying to have it re-zoned for an assisted living facility PUD-C Planned Unit Development.

Why would the city consider doing this in a residential neighborhood? When I purchased my Jim Mitchell home, there was a large empty lot on the corner of it at Glade Rd. and I concerned about a business going in that lot. I was assured by the city that it would be residential only and a few years later someone did buy it to build home. I was relieved.

I can't imagine why this would now become an option without resident input. And I mean from everyone, not just surrounding homes on Cliffwood. I don't like the thought of what this could possibly mean for other neighborhoods. I am very sure the residents of Colleyville would be against this happening. There should be more communication from the city. A business leads to traffic concerns, too many cars at the property and of course property values!

I will also go on the record letting you know that I am not thrilled about this hotel/resort plan for Hwy 26 at John McCain. I did not move here 24 years ago to see this become Grapevine. I understand the desire to obtain more tax dollars but how about figuring out a way to make more businesses interested in The Village that sits half empty? The city has done a lovely job updating that area and for some reason, it still sits pretty much empty.

Sincerely,
Caryn Anderson
[redacted]

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: zoning for 3512 Cliffwood Drive Colleyville
Date: Monday, June 23, 2025 9:45:09 AM
Attachments: image005.png
image006.png
image007.png
image008.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 9:44 AM
To: [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: zoning for 3512 Cliffwood Drive Colleyville

Mr. & Mrs. Myers:

Thank you for sharing your comments regarding the proposed zoning request. You raise concerns that will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: [redacted] <[redacted]>
Sent: Sunday, June 22, 2025 7:20 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: zoning for 3512 Cliffwood Drive Colleyville

Paul and Lisa Myers
3604 Cliffwood Drive
Colleyville, Tx 76034
[redacted]
June 6, 2025

City Council/Zoning Board

Colleyville

Dear Members of the City Council/Zoning Board,

We are writing as a concerned residents of Cliffwood Drive regarding the proposed assisted living facility at 3512 Cliffwood Drive, Colleyville. While we understand the need for such services within our community, we have serious reservations about placing a commercial facility of this nature within a residentially zoned area.

Our neighborhood is designed and intended for single-family residences. Rezoning this property to accommodate a commercial assisted living home could significantly alter the character and safety of our community. Our primary concerns are as follows:

1. **Increased Traffic and Safety Risks**: The addition of staff, visitors, delivery services, and medical transport vehicles will lead to a marked increase in traffic on our residential streets. Our area currently lacks sidewalks, making it unsafe for pedestrians, especially children who play or walk in the neighborhood.

2. **Constant Presence of Emergency and Medical Vehicles**: Assisted living facilities often require frequent visits from ambulances and other emergency services. The constant noise and disruption from sirens and large vehicles would be highly intrusive and could diminish the peaceful atmosphere our neighborhood currently enjoys.

3. **Impact on Property Values**: The introduction of a commercial entity into a residential neighborhood typically results in a decline in property values. This is a major concern for myself and my neighbors, many of whom have made long-term investments in our homes based on the residential zoning protections.

4. **Precedent for Future Development**: Allowing a zoning change in this instance could set a precedent for further commercial encroachment into our residential neighborhood, undermining the integrity of existing zoning laws and long-term community planning.

We respectfully request that the City Council carefully consider the broader impact on the neighborhood before approving any zoning changes for this property. We urge you to preserve the residential nature of our community and seek more appropriate locations for such facilities that align with existing commercial zones.

Thank you for your attention to this matter. We would appreciate the opportunity to voice these concerns in person at the next public meeting and would be happy to provide further information if needed.

Sincerely,
Paul and Lisa Myers

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: ZC25-016* - opposition
Date:	Monday, June 23, 2025 9:50:16 AM
Attachments:	image001.png image002.png image003.png image004.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 9:49 AM
To: [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: ZC25-016* - opposition

Mr. & Mrs. Roberts:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. The worksession tonight simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: [redacted]
Sent: Sunday, June 22, 2025 8:44 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: ZC25-016* - opposition

Good morning,

In regard to the Planning and Zoning and Commission public hearing to be held on Monday, June 23, 2025.

Let this serve as our strong opposition to ZC25-016*

"ZC25-016* Presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development –
Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive"

We ask that the Planning and Zoning committee deny the request for rezoning.

Many of the residents of Woodbriar Estates have lived here for decades. We purchased our homes to live in a residential community, not to live in a mixed zoned community. It appears that the out of state "investor" purchased 3701 Cliffwood Drive for the sole purpose of utilizing it for on a commercial basis to operate a business, not to live in the community among other neighbors.

Allowing a commercial business, of any type, to operate in the middle of a residential neighborhood will have a negative long-term impact for our community, will destroy the sanctity of the neighborhood, create more traffic and safety issues for our children, and lower property values. There is plenty of commercially available property in Colleyville to operate a business of this nature.

Michael & Jean Roberts
3717 San Bar Lane,
Colleyville TX 76034

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Monday's Zoning Hearing
Date: Monday, June 23, 2025 9:55:26 AM
Attachments: image005.png
image006.png
image007.png
image008.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 9:55 AM
To: [redacted]
Cc: Mark Wood <MWood@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Monday's Zoning Hearing

Mr. & Mrs. Hernandez:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com
P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Hannah Hernandez [redacted]
Sent: Sunday, June 22, 2025 7:33 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Monday's Zoning Hearing

Dear Members of the City Council,

We are writing as concerned residents of Colleyville to express our strong opposition to the proposed assisted living facility at 3701 Cliffwood Drive. Unfortunately, we will be unable to attend in person to share our concerns.

This location is situated in our quiet, residential neighborhood that is not suitable for a commercial or institutional development of this nature. Allowing an assisted living facility at this address would significantly disrupt the character of our community and set a precedent that could lead to further incompatible developments in residential zones.

Our specific concerns include:

- Traffic and Safety: The increased traffic from staff, visitors, and service vehicles would pose safety risks, especially for children and pedestrians in the area.
- Property Values: The introduction of a commercial facility could negatively impact property values in the neighborhood, as potential homebuyers may be deterred by the presence of an institutional use so close to single-family homes.
- Zoning Integrity: This property lies in a residential zone, and permitting a commercial or quasi-commercial facility undermines the purpose of zoning laws meant to preserve the residential nature of the area.
- Community Impact: The peaceful, suburban environment that residents have chosen and invested in would be compromised. Many

of us chose to live in Colleyville because of its quiet neighborhoods and strong community character.

We urge the City Council to deny any zoning changes, variances, or special use permits that would allow an assisted living facility at 3701 Cliffwood Drive. Please preserve the integrity of our neighborhoods and prioritize the interests of the residents who have long contributed to the fabric of this community.

Thank you for your time and attention to this important matter.

Sincerely,

Alfonso and Hannah Hernandez

3500 Cliffwood Drive

Colleyville, TX 76034

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: 3701 Cliffwood Drive
Date:	Monday, June 23, 2025 10:01:30 AM
Attachments:	image001.png image002.png image003.png image004.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 9:59 AM
To: [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: FW: 3701 Cliffwood Drive

Michelle:

As Councilmember Raine shared, the zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Thank you for sharing your comments regarding this zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

P: 817-503-1111| **M:** 817-312-2030

From: Tim Raine <TRaine@colleyville.com>
Sent: Saturday, June 21, 2025 4:07 PM
To: Michelle Riley [redacted]
Cc: Jerry Ducay <JDucay@colleyville.com>
Subject: Re: 3701 Cliffwood Drive

Michelle,

Thank you for your input. I will forward to the City Manager so your objection may be noted for the record.

Please keep in mind anyone can apply and ask for just about anything. That begins a process. Someone applying for a change has no bearing on what an ultimate decision is. The process and actual vote will make that determination. A decision is a long way off. Multiple opportunities for public input will be a part of the process during P&Z meetings and Council presentations.

Sincerely,

Tim Raine
Place 6

From: Michelle Riley [redacted]
Sent: Friday, June 20, 2025 9:12:58 AM
To: Tim Raine
Subject: 3701 Cliffwood Drive

Good morning I just found out my next door neighbor Sold his house and that the new owner is opening up an Assisted Living facility. This is very upsetting that the neighborhood will has businesses and being directly impacted by this I urge you to please do rezone for a business. It's bad enough that we have corporations buying up homes and renting them out. Young families are having a difficult time buying homes for their families because they can't compete with corporations money. What is happening to our communities.

I hope we can still prevent this from occurring.
Thank you for your time,
Michelle
Sent from my iPhone

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Changing a residence to a personal care home
Date: Monday, June 23, 2025 10:06:57 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 10:02 AM
To: Vicki Schmulen [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Mark Wood <MWood@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Changing a residence to a personal care home

Ms. Schmulen:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com
P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Vicki Schmulen [redacted]
Sent: Friday, June 20, 2025 8:27 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Changing a residence to a personal care home

Mr. Ducay,
Please forward this email to whoever might be able to prevent the zoning change on the property at 3701 Cliffwood. I own the home on 3616 San Bar Ln., which is behind this home on Cliffwood. I am ardently opposed to allowing this rezoning.

I feel that rezoning this lot would definitely lower the standard of living in our neighborhood and also the neighboring area.

I feel that having that many people living in that home would be detrimental to our neighborhood which is and has been intended as a single family home.

I feel that the increase in traffic with people coming and going would be detrimental. And I think it would definitely take away from the friendly, community feel we have here in Woodbriar West. We have walkers and bicyclists and the additional traffic would create problems with that - not to mention parking problems created by visitors.

I feel, furthermore, that a facility like this will devalue the property of the other homeowners.

Please vote against this zoning change.

Sincerely,
Victoria Schmuleln
[redacted]

From: Angela Fetters
To: Ben Bryner; Kristopher Potts
Cc: Christine Loven
Subject: FW: 3701 Cliffwood zoning change request
Date: Monday, June 23, 2025 10:59:42 AM
Attachments: image002.png
image007.png
image008.png
image009.png
image010.png
image011.png

Good morning,

Please see the opposition letter for 3701 Cliffwood Drive below.

Thanks!

Angela Fetters
Assistant City Secretary
City of Colleyville

colleyville.com

P: 817-503-1132
100 Main Street, Colleyville, TX 76034

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Kristie Ulery [redacted]
Sent: Monday, June 23, 2025 9:59 AM
To: CSO - CSOffice <CSOffice@colleyville.com>
Subject: 3701 Cliffwood zoning change request

Dear members of the City Council & P & Z,

I'm writing in reference to the property at 3701 Cliffwood Drive, Colleyville, TX and the Certificate of Occupancy request to allow for a state- licensed assisted living facility.

I oppose this request and want you to vote NO on this Certificate of Occupancy request to operate a state-licensed assisted living facility at 3701 Cliffwood Drive, Colleyville. As a residential property owner in Colleyville this is not a business that should be considered in a residential neighborhood. The neighborhood at 3701 Cliffwood Drive should stay as a residential neighborhood as it was intended. Also, the neighbors including myself never want this business in a residential neighborhood in Colleyville. Owning a home in a residential neighborhood in Colleyville I expect along with my neighbors for the subdivision to stay as intended and zoned as a residential subdivision. That would include no state-licensed assisted living facility to be operated..

Thank you for your time and I appreciate your service!

Blessings,

Kristie Ulery

[redacted]
Colleyville property owner
[redacted]

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: Presentation and discussion of ZC25-016 rezoning of 3701 Cliffwood Dr., Colleyville, Texas
Date:	Monday, June 23, 2025 11:08:43 AM
Attachments:	image005.png image006.png image007.png image008.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 11:07 AM
To: [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Presentation and discussion of ZC25-016 rezoning of 3701 Cliffwood Dr., Colleyville, Texas

Terry and Jane:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: [redacted]
Sent: Friday, June 20, 2025 4:35 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Presentation and discussion of ZC25-016 rezoning of 3701 Cliffwood Dr., Colleyville, Texas

Dear Sir,

Regarding the upcoming agenda number ZC25-016 presentation and discussion of a rezoning from R-15 Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Dr.

Please be advised that we the Woodbriar residents PROTEST against the above stated zoning change. This is a longtime residental community with deep roots of pride in our community and we wish to keep it that way.

We respectfully ask you to deny such a request by Seasons Assisted Living and keep Woodbriar Estates as a residential
community.

Terry and Jane
3613 San Bar Lane
Colleyville, Texas 76034

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Major concerns regarding Planning & Zoning Commission Case ZC25-013
Date: Monday, June 23, 2025 12:30:56 PM

From: Mackenzie Forno [redacted]
Sent: Monday, June 23, 2025 12:06 PM
To: david.groves11@gmail.com; brandonmarnold@gmail.com; dbe@eberlawoffices.com; richard.remley_pz@outlook.com; savoie.jerry@gmail.com; ckbevill@hotmail.com; jerome.obinabo.pz@gmail.com
Cc: Ben Bryner <BBryner@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; srichardsom@colleyville.com; Mark Alphonso <MAlphonso@colleyville.com>; Ben Graves <BGraves@colleyville.com>; Kimberly Gunderson <KGunderson@colleyville.com>; Tim Raine <TRaine@colleyville.com>
Subject: Major concerns regarding Planning & Zoning Commission Case ZC25-013

Colleyville planning and zoning commission,

I am a resident of Colleyville, and more specifically, the Woodbriar Estates West subdivision. I, along with many Woodbriar Estates West residents, are concerned about the proposals for Lot 3, Block 1 of our subdivision. I am writing to you so that you are informed of my specific concerns about the impact a legislative rezoning would have on a well-established residential subdivision home to executives and upper-middle managers living within the City of Colleyville.

While I am sympathetic to Applicant's proposed use, their submission of documentation beginning with their statutory rights and simple statement of objectives WITHOUT providing any demonstrable information showing HOW, is extremely concerning.

1. First, **Applicant erroneously asserts that Texas Human Resources Code Title 8, Chapter 123 (hereinafter referred to as "HRC 123") provides that its proposed use is "by right" because the use and operation of a community home under HRC 123 is only "by right" if the use complies with the statute's qualifications.** Texas courts have held that to benefit from protection under HRC 123, assisted living facilities must be in compliance with the statute's requirements. For example, in *City of Friendswood v. Registered Nurse Care Home*, the court held that a residence which housed more than six residents and two supervisors at the same time violated the requirements for a community home. 965 S.W.2d 705, 708 (Tex. App.—Houston (1st Dist.) 1998, no pet.).

    -
    - § 123.004(2): Applicant asserts it complies with the statute as an assisted living facility. However, HRC 123 limits use by assisted living facilities insofar "that the exterior structure retains compatibility with the surrounding residential dwellings." The Texas legislature's intent with this restriction was to keep the community's character. Applicant fails to make adequate assurances that community character will not be affected, especially because Applicant proposes

10 residents and 10 parking spots, which is not only misaligned with the current community, but also not a protected use under HRC 123.

- § 123.006: Applicant does not even attempt to comply with the statute's express limitation that "not more than 6 persons with disabilities and 2 supervisors may reside in a community home at the same time." Applicant's proposal is for 10 residents (page 16 of Worksession Packet, June 23, 2025), which does not even include the additional supervisors that will be on-site. Subsection (b) of this Section provides that "the limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another," thus further narrowing the permissible use and evidencing the legislature's concern about the effects on the community's character and zoning scheme.
- § 123.008: Applicant likely does not comply with HRC 123's location requirement. Specifically, the statute expressly prohibits community homes to be established under its protections if that home is "within one-half mile of an existing community home." Depending on how that measurement is taken, Applicant's property is located within a half mile, and up to 0.7 miles, from Oakmont Guest Care Center, an existing community home, as defined by HRC 123.
- § 123.009: Applicant does not even attempt to comply with the statute's express limitation that residents of the community home may not keep, either on the premises or on a public right-of-way, "motor vehicles in numbers that exceed the number of bedrooms in the home." Applicant proposes 10 parking spaces (page 18) which substantially exceeds both the 3 existing, and purported 5, bedrooms set forth in Applicant's proposal (page 14, 18). Further, this Section expressly states that the parking limitation is subject to further limits placed by "municipal ordinances." To that end, Applicant asserts that public right-of-way parking will be "reserved" for family visits. Such use of public street parking is in direct violation of existing land use ordinances, such as those set forth in Colleyville's Land Development Code.

2. Second, **Applicant makes conclusory statements without any evidence in its application that its use will be compatible with the community, that there is community need, and that the use will be of low impact.**

-
- Neighborhood compatibility: Applicant asserts that its use will create "no increase in noise, traffic, or other nuisances beyond that of a typical household." However, Applicant fails to offer any evidence in support of this statement and in fact, offers evidence to the contrary by referencing its plan for 10 residents in a 2,824 square foot home, 10 parking spaces on a 1/3rd acre lot, and "regular" inspections required for its license and operation as a commercial business such as State of Texas health inspections and "monthly visits" from Texas Ombudsman. Further, Applicant is a "type B" assisted living facility. Type B facilities are specifically for residents who require 24-hour attendance and therefore, Applicant's proposed use means there is a high probability of employees and third parties coming and going 24-hours.
- Community need: Applicant asserts that its use "fills a critical gap," but also fails to offer any evidence in support of this assertion. In fact, there are currently 139 assisted living facilities in Tarrant County as of June 19, 2025. 86% of these facilities are Type B facilities, just like the Applicant's. Even more specifically,

there are 17 assisted living facilities in Colleyville, Grapevine, Hurst, Euless, and Bedford. 100% of which are Type B facilities, just like the Applicant's.

- Low impact use: Applicant asserts that its use is of low impact and "will not increase population density significantly, nor strain municipal infrastructure," and still fails to offer any evidence in support of this assertion. Woodbriar Estates West is zoned R-15 Residential which is "medium to low density," directly conflicting with Applicant's request for 10 residents and 10 cars. In *Draper v. City of Arlington*, the court found that limiting land use to areas which it conforms best, specifically high-, medium-, or low-density, is rationally related to the City's police powers. The Supreme Court of the United States has found that zoning restrictions which separate commercial from residential use increase fire safety, home security, prevent car accidents, decrease noise, and preserve a favorable environment to have children. *Village of Euclid v. Ambler Realty Co.*

3. Third, **here is a short list of various other questions/concerns that I have.**

    - How will the property accommodate deliveries, employee and visitor parking for 10 bedrooms without using public right-of-way? Can limitations be conditioned for any approval?
    - Is this location appropriate, in terms of access and *level of service (LOS)*, for responding police, fire, and EMS?
    - Will Cliffwood drive ever be blocked off from activities associated with the proposed assisted living facility?
    - Will there be noise increases with any future commercial machinery for heating and cooling? What about kitchen equipment upgrades?
    - How will streetscape look with on-site parking?
    - What about noise and visual impacts to adjoining residential properties?
    - What will the impact be to tax assessments?
    - Will there be dumpsters?
    - As I understand it, with any legislative development application, it is subject to public hearings and must meet certain criteria. Where is the evidence?

I request that this Commission (1) deny issuance of a certification of occupancy until Applicant complies with HRC 123; (2) deny re-zoning to a PUD-C Unit Development and instead, upon Applicant's compliance with HRC 123 and presentation of a conceptual site plan, architectural elevation, detailed landscape plan, traffic and noise study, grant a variance for Applicant's use, or in the alternative, impose automatic reversionary zoning to Residential R-15 for Lot 1, Block 3 upon any transfer of interest; (3) limit Applicant's number of motor vehicles on the premises and on public rights-of-way as permitted by the text of HRC 123 to conform with those parking restrictions applicable to Residential R-15 districts; and (4) impose conditions to reduce the effect on surrounding properties, such as impact fees, hours of operation, density, refuse and waste storage, signs, vehicle traffic and parking, and other conditions that this Commission deems appropriate.

All of these requests fall squarely within the Commission's Constitutional powers, do not transgress either the Federal Fair Housing Act or HRC 123, and adhere to Colleyville's Comprehensive Plan for Neighborhood Area 2 which is expressly aimed at "protect[ing] the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns" and character. I apologize for the long email, but it is critical that you are aware of all current concerns.

Thank you,

Mackenzie Forno
[redacted]

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Felix Navejar - 212 Woodbine Dr., Colleyville, TX - OPPOSE Zoning Change at 3701 Cliffwood Dr in Colleyville
Date: Monday, June 23, 2025 12:31:20 PM

-----Original Message-----
From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 12:28 PM
To: Felix Navejar [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Felix Navejar - 212 Woodbine Dr., Colleyville, TX - OPPOSE Zoning Change at 3701 Cliffwood Dr in Colleyville

Mr. Navejar:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville
colleyville.com
P: 817-503-1111| M: 817-312-2030
100 Main Street, Colleyville, TX 76034

-----Original Message-----
From: Felix Navejar [redacted]
Sent: Monday, June 23, 2025 12:15 PM
To: Jerry Ducay <JDucay@colleyville.com>

Subject: Felix Navejar - 212 Woodbine Dr., Colleyville, TX - OPPOSE Zoning Change at 3701 Cliffwood Dr in Colleyville

Good afternoon Mr. Ducay,

Felix Navejar – 212 Woodbine Dr., Colleyville, TX – OPPOSE Rezoning Request from R-15 to PUD-C

- Most Texas municipalities require that rezoning proposals align with the city's comprehensive plan and be compatible with surrounding land uses. The Colleyville 2035 Comprehensive Plan "Destination Colleyville" on bullet point 7 states for the Southwest Colleyville - Neighborhood Area 2, which this lot is located on, that Colleyville will "Protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character". Creating a PUD-C on a single lot in the middle of an R-15 Single Family neighborhood does not align with the City's master plan of preservation of neighborhoods or protecting the character and integrity of existing neighborhoods. The PUD-C is considered a nonresidential zoning district, per Colleyville Code, so how would one lot in the middle of the neighborhood be allowed to change to a PUD-C? This could open the door to other uses that may be less favorable down the line if the current proposed business doesn't succeed and this is approved.
- The planned unit development (PUD) designation is traditionally intended for larger tracts of land and unified developments, not for spot-zoning a single lot for commercial use within a residential district. Many cities in Texas have restrictions on what land can be turned into a PUD based on acreage. For example, Southlake, TX requires the minimum of 1 acre for a PUD when used primarily for residential purposes, however, for non-residential purposes, that amount is pushed to 5 acres.
- The neighborhood's infrastructure was built for R-15 Single Family, and was designed for low-density residential use. If these types of zoning changes become a pattern in the City, it could accelerate the needs of infrastructure upgrades and cost taxpayers with unexpected tax increases.
- Resident Limit Exceeded:

Under Texas Human Resources Code §123.006, a "community home" may not house more than six persons with disabilities and two supervisors at the same time. The proposal for up to 10 residents exceeds this legal limit. This would invalidate the Human Resource Code Title 8, Chapter 123 that is trying to be claimed in the proposal documents. **This means the protections that prevent cities from discriminating against community homes do not apply to this facility, and the city retains full zoning authority over the request.**

- We already have a proposed large assisted and independent living facility to be constructed at the corner of Cheek Sparger and Wayne Dr, let's keep the originally intended zoning of our neighborhoods intact and preserve the City's character for years to come.

Thanks,

Felix

citizenletters @ colleyville.com

I am opposed to Item 2b on the P&Z Commission Work Session Agenda for June 23, 2025.

I am opposed to rezoning Lot 3, Block 1 at 3701 Cliffwood Dr, Colleyville, Tx. This property is in a well maintained and long established residential neighborhood in Colleyville. Please reject any zoning change ~~change~~ to this property.

This enterprise does Not belong in this residential neighborhood.

Sincerely,

William J. Goodell

William J. Goodell
3701 San Bar Ln
Colleyville, TX

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Rezoning
Date: Monday, June 23, 2025 3:23:11 PM

-----Original Message-----
From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 3:15 PM
To: wanda harrison [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Rezoning

Wanda:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville
colleyville.com
P: 817-503-1111| M: 817-312-2030
100 Main Street, Colleyville, TX 76034

-----Original Message-----
From: wanda harrison [redacted]
Sent: Monday, June 23, 2025 3:00 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Rezoning

I just wanted to put in my two cents on the rezoning of 3701 Cliffwood from residential to commercial. That just seems like an outrageous thing to do.
I'm asking to keep it residential.
Thank you,

Wanda Harrison
309 Chapelwood Dr

Sent from my iPhone

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: 3701 Cliffwood zoning change
Date:	Monday, June 23, 2025 3:24:36 PM
Attachments:	image005.png image006.png image007.png image008.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 3:23 PM
To: Jaclynn DeLaune [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>
Subject: RE: 3701 Cliffwood zoning change

Jaclynn:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Jerry Ducay
City Manager
City of Colleyville

colleyville.com
P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Jaclynn DeLaune [redacted]
Sent: Monday, June 23, 2025 1:42 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: 3701 Cliffwood zoning change

Dear Mr. Ducay,

I am writing to formally express my strong opposition to the proposed zoning change of the property located at 3701 Cliffwood Dr. from residential to commercial. As a resident of this quiet and close-knit neighborhood, I am deeply concerned about the negative consequences this change would bring.
Our neighborhood is known for its peaceful and safe environment, where children can play outside, ride their bikes, and enjoy the outdoors without concern for heavy traffic or commercial disruption. The absence of sidewalks makes it especially important to keep traffic low and ensure the safety of pedestrians, particularly our children.
Changing the zoning to commercial would inevitably increase traffic significantly, with more vehicles both from visitors and from emergency personnel, coming and going, creating safety hazards and disrupting the calm atmosphere we all value.
Perhaps most concerning is that approving this zoning change would set a precedent, opening the door for additional commercial businesses to seek similar zoning adjustments within our neighborhood. This could lead to a gradual erosion of the residential nature of our community, fundamentally altering the character and livability of the area we call home.
For these reasons, I respectfully urge the city to maintain the current residential zoning for this property and preserve the safety, tranquility, and unique character of our neighborhood.
Thank you for your time and consideration. I am available to discuss this matter further if needed.
Sincerely,
Jaclynn DeLaune
3500 Brentwood Dr.
[redacted]

Thanks as always,

Jaclynn DeLaune

[redacted]

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: Rezoning on Cliffwood Drive in Woodbriar West
Date:	Monday, June 23, 2025 3:51:52 PM
Attachments:	image001.png image002.png image003.png image004.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 23, 2025 3:51 PM
To: Barbara Adair [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Rezoning on Cliffwood Drive in Woodbriar West

Barbara:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Tonight's meeting is a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

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Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

P: 817-503-1111| **M:** 817-312-2030

From: Barbara Adair [redacted]
Sent: Monday, June 23, 2025 12:46 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Rezoning on Cliffwood Drive in Woodbriar West

Good afternoon,

My husband and I are 38 year residents in Woodbriar West, and we are very much opposed to this rezoning. This is NOT what Colleyvilee residents want in their neighborhoods. Thank you for your consideration in this matter.

Sincerely,
Barbara Adair
3501 Brentwood Drive

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: OPPOSE Change to 3701 Cliffwood from R-15 to PUD-C.docx
Date: Tuesday, June 24, 2025 8:32:52 AM

From: Christine Johnson <CJohnson@colleyville.com>
Sent: Tuesday, June 24, 2025 7:58 AM
To: Christine Loven <cloven@colleyville.com>; Angela Fetters <Afetters@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: FW: OPPOSE Change to 3701 Cliffwood from R-15 to PUD-C.docx

From: Nuria Jimenez [redacted]
Sent: Monday, June 23, 2025 9:15 PM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Christine Johnson <CJohnson@colleyville.com>
Cc: Xavier G [redacted]; Leah Dixon [redacted]
Subject: Re: OPPOSE Change to 3701 Cliffwood from R-15 to PUD-C.docx

I would like to correct the number on the address for which I oppose the rezoning request:
3701 Cliffwood Drive, Colleyville, TX.
Apologies for the error.
Best regards,
Nuria

On Mon, Jun 23, 2025 at 5:37 PM Nuria Jimenez [redacted] wrote:

> Dear Sir/Madam,
>
> My name is Nuria Jimenez, and I reside at 3704 Cliffwood Drive, Colleyville. I am writing to formally express my opposition to the rezoning request for 3708 Cliffwood Drive, which seeks to change the current zoning designation from R-15 (Single-Family Residential) to PUD-C (Planned Unit Development – Commercial).
>
> I oppose this request for the following reasons:
>
> ---
>
> **1. Incompatibility with the City's Comprehensive Plan**
> The proposed rezoning contradicts the City of Colleyville's 2035 Comprehensive Plan, *Destination Colleyville*. Specifically, for Southwest Colleyville – Neighborhood Area 2 (where this property is located), the plan emphasizes:
>
> > "Protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character."
>
> Approving a commercial PUD-C zoning in the middle of an R-15 residential neighborhood

directly undermines this vision. The PUD-C classification, which is considered a nonresidential zoning district under the Colleyville Code, is not compatible with surrounding land uses and would erode the residential character of the neighborhood. Moreover, approving this change could set a precedent for further commercial intrusions into single-family areas—particularly concerning if the current proposed business fails and the property is repurposed.

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2. Spot Zoning Concerns
The PUD designation is traditionally used for larger, cohesive developments—not single-lot spot zoning for private commercial gain. In nearby Southlake, for example, PUD applications for nonresidential use must cover a minimum of 5 acres. Rezoning a single lot in an established residential district to serve the private interests of an out-of-state investor, who is neither a resident nor an active community member, appears to be a clear case of spot zoning. It offers no demonstrated benefit to public health, safety, or welfare.

---

3. Infrastructure Strain
The neighborhood infrastructure was designed to support low-density, single-family homes. Introducing commercial or higher-density residential uses places unforeseen burdens on roads, utilities, and services. Over time, such changes could accelerate infrastructure wear, requiring upgrades funded by taxpayer dollars—placing an unfair burden on residents.

---

4. Violation of State Law Regarding Community Homes
According to Texas Human Resources Code §123.006, a "community home" may accommodate no more than six residents with disabilities and two supervisors simultaneously. The current proposal exceeds this limit by planning for up to ten residents. As such, the facility would not qualify as a "community home" under the statute, and the protections typically afforded to such homes would not apply. Therefore, the City retains full zoning authority in this matter and should not feel constrained by claims of legal protection that are not applicable.

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5. Unnecessary Given Existing Facilities
A large assisted living and independent living facility has already been proposed at the corner of Cheek Sparger and Wayne Drive. Introducing a similar use within our single-family neighborhood is unnecessary and inconsistent with the zoning intent. We must preserve the original character and integrity of our neighborhoods as envisioned in the city's long-term planning documents.

For these reasons, I respectfully urge the City to deny the rezoning request for 3708 Cliffwood Drive. Maintaining the current R-15 designation aligns with both the city's comprehensive plan and the best interests of the surrounding community.

Thank you for your time and consideration.

Sincerely,
Nuria Jimenez
3704 Cliffwood Dr.

Colleyville, TX

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Rezoning of 3701 Cliffwood Dr
Date: Tuesday, June 24, 2025 8:33:04 AM

From: Christine Johnson <CJohnson@colleyville.com>
Sent: Tuesday, June 24, 2025 7:59 AM
To: Christine Loven <cloven@colleyville.com>; Angela Fetters <Afetters@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Fw: Rezoning of 3701 Cliffwood Dr

From: Gina Nicotra [redacted]
Sent: Monday, June 23, 2025 6:22 PM
To: Colleyvillle
Subject: Rezoning of 3701 Cliffwood Dr

To Whom It May Concern,

I reside and own the home at 3616 Woodcrest Dr in Colleyville & this is in regards to tonight's vote to rezone the single family dwelling located at 3701 Cliffwood Drive to a commercial Assisted Living facility. I understand this email is coming to you late and for that I apologize as I was unaware. I would like to voice my opposition and ask that you please vote against the rezoning.

Respectfully,
Gina Nicotra

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Oppose Change to 3701 Cliffwood from R-15 to PUD-C
Date: Tuesday, June 24, 2025 11:25:21 AM
Attachments: image005.png
image006.png
image007.png
image008.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Tuesday, June 24, 2025 11:17 AM
To: Leah Dixon [redacted]
Cc: Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: RE: Oppose Change to 3701 Cliffwood from R-15 to PUD-C

Leah:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. Last night's meeting was a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com
P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Leah Dixon [redacted]
Sent: Monday, June 23, 2025 5:23 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Oppose Change to 3701 Cliffwood from R-15 to PUD-C

Leah Dixon 3708 Cliffwood Dr., Colleyville, TX – OPPOSE Rezoning Request from R-15 to PUD-C

• Most Texas municipalities require that rezoning proposals align with the city's comprehensive plan and be compatible with surrounding land uses. The Colleyville 2035 Comprehensive Plan "Destination Colleyville" on bullet point 7 states for the Southwest Colleyville - Neighborhood Area 2, which this lot is located on, that Colleyville will "Protect the character and integrity of existing neighborhoods by promoting future development that is compatible with the surrounding development patterns and development character". Creating a PUD-C on a single lot in the middle of an R-15 Single Family neighborhood does not align with the City's master plan of preservation of neighborhoods or protecting the character and integrity of existing neighborhoods. The PUD-C is considered a nonresidential zoning district, per Colleyville Code, so how would one lot in the middle of the neighborhood be allowed to change to a PUD-C? This could open the door to other uses that may be less favorable down the line if the current proposed business doesn't succeed and this is approved.

• The planned unit development (PUD) designation is traditionally intended for larger tracts of land and unified developments, not for spot-zoning a single lot for commercial use within a residential district. Many cities in Texas have restrictions on what land can be turned into a PUD based on acreage. For example, Southlake, TX requires the minimum of 1 acre for a PUD when used primarily for residential purposes, however, for non-residential purposes, that amount is pushed to 5 acres. This would be considered spot zoning in favor of one out of state investor that is inconsistent with our uniformly zoned R-15 neighborhood and is not being made for the interest of welfare, safety, or health of the community, but rather for the private benefit of the applicant and the absent homeowner.

• The neighborhood's infrastructure was built for R-15 Single Family, and was designed for low-density residential use. If these types of zoning changes become a pattern in the City, it could accelerate the needs of infrastructure upgrades and cost taxpayers with unexpected tax increases.

• Resident Limit Exceeded:

Under Texas Human Resources Code §123.006, a "community home" may not house more than six persons with disabilities and two supervisors at the same time. The proposal for up to 10 residents exceeds this legal limit. This would invalidate the Human Resource Code Title 8, Chapter 123 that is trying to be claimed in the proposal documents. This means the protections that prevent cities from discriminating against community homes do not apply to this facility, and the city retains full zoning authority over the request.

• We already have a proposed large assisted and independent living facility to be constructed at the corner of Cheek Sparger and Wayne Dr, let's keep the originally intended zoning of our neighborhoods intact and preserve the City's character for years to come.

Thank you for your time.
We live within 200 feet of rezoning property.

Leah Dixon

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Rezoning of 3701 Cliffwood Dr
Date: Tuesday, June 24, 2025 1:39:19 PM

From: Christine Johnson <CJohnson@colleyville.com>
Sent: Tuesday, June 24, 2025 1:33 PM
To: Christine Loven <cloven@colleyville.com>; Angela Fetters <Afetters@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: FW: Rezoning of 3701 Cliffwood Dr

From: Gina Nicotra [redacted]
Sent: Monday, June 23, 2025 6:23 PM
To: Colleyvillle <colleyville@colleyville.com>
Subject: Rezoning of 3701 Cliffwood Dr

To Whom It May Concern,

I reside and own the home at 3616 Woodcrest Dr in Colleyville & this is in regards to tonight's vote to rezone the single family dwelling located at 3701 Cliffwood Drive to a commercial Assisted Living facility. I understand this email is coming to you late and for that I apologize as I was unaware. I would like to voice my opposition and ask that you please vote against the rezoning.

Respectfully,
Gina Nicotra

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Opposition to ZC25-016* (Residential to PUD-C @3701 Cliffwood Drive)
Date: Wednesday, June 25, 2025 10:27:39 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Wednesday, June 25, 2025 10:25 AM
To: Denis Ledgerwood [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Opposition to ZC25-016* (Residential to PUD-C @3701 Cliffwood Drive)

Mr. Ledgerwood:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. The meeting earliere this week was a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Denis Ledgerwood [redacted]
Sent: Tuesday, June 24, 2025 9:59 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Opposition to ZC25-016* (Residential to PUD-C @3701 Cliffwood Drive)

Mr. Ducay,
As a 28-year Colleyville resident at 3511 Cliffwood Dr., My family and I adamantly oppose the proposal to turn 3701 Cliffwood Drive into a commercial planned unit development.

There are a number of reasons for this opposition:

1. Decrease in property values which is harmful to my fellow Cliffwood residents and to Colleyville.

2. Added traffic and vehicles blocking the street. We don't have sidewalks but we have an active neighborhood full of children and dog walkers that will forced to walk and ride bikes in the traffic lanes to avoid the vehicles. (How can you ensure the safety of the neighborhood residents?)

3. Sound and light pollution at all hours from emergency vehicles servicing the address.

    a. The required need for emergency access compounds the problem of excessive vehicles in the street for workers and visitors since the driveway will have to remain accessible.

4. The home will be virtually unsellable as a single family home after the internal modifications and number of deaths that will be recorded at the address.

Our Woodbriar Estates community deserves to be supported for what is in the best interest of our residents.

Regards,
Denis Ledgerwood

From: Ben Bryner
To: Kristopher Potts; Bethany Lopez
Subject: FW: Please Reject Zoning at 3701 Cliffwood Drive
Date: Wednesday, June 25, 2025 10:31:47 AM
Attachments: image001.png
image002.png
image003.png
image004.png

From: Jerry Ducay <JDucay@colleyville.com>
Sent: Wednesday, June 25, 2025 10:31 AM
To: Darla Briggs [redacted]; Bobby Lindamood <BLindamood@colleyville.com>
Cc: Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Please Reject Zoning at 3701 Cliffwood Drive

Darla:

Thank you for sharing your comments regarding the proposed zoning request. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. The meeting earlier this week was a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

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Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Darla Briggs [redacted]
Sent: Wednesday, June 25, 2025 10:24 AM
To: Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>
Subject: Please Reject Zoning at 3701 Cliffwood Drive

I am writing as a new resident of Woodbriar Estates (Feb 2025) to voice my strong opposition to the zoning request at 3701 Cliffwood Drive. This is a family-friendly neighborhood with many active residents who enjoy walking for exercise, taking their dogs for a walk, and kids riding bikes to Chisholm Park. This neighborhood is not set up for a commercial business that will, no doubt, due to its nature, increase traffic.

I strongly oppose this request. Please keep Colleyville unique and beautiful, which is the reason we chose to move to this quiet neighborhood.

Thank you for your time and consideration

From:	Ben Bryner
To:	Kristopher Potts; Bethany Lopez
Subject:	FW: Opposition to Zoning Request for 3701 Cliffwood-Preserve R-1 integrity
Date:	Thursday, June 26, 2025 7:27:30 AM
Attachments:	image005.png image006.png image007.png image008.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Wednesday, June 25, 2025 2:18 PM
To: [redacted]
Cc: Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: FW: Opposition to Zoning Request for 3701 Cliffwood-Preserve R-1 integrity

Mrs. Haltom:

Councilmember Graves shared your email outlining concerns regarding the proposed zoning request at 3701 Cliffwood. Your objection will be included in the formal public hearing record for zoning case ZC25-016 and your specific concerns will be reviewed as part of this process.

Please be aware that zoning case will not be before Council for formal consideration for at least a month. Next month (July) this application will formally appear before our Planning and Zoning Commission (P & Z) and ultimately end up before City Council for final consideration in August. The meeting earlier this week was a worksession that does not allow for any final action (approval or denial). Instead, the worksession simply introduces the project to the Planning and Zoning Commission. The formal process (yet to come) will involve multiple public hearings and the opportunity for residents to express concerns and offer objection.

It is important to note that all zoning applications require notification of the neighbors. Those within 200' of the subject property can force a super-majority vote on the matter if 20% or more formally object to the change in zoning. As this application is early in the process, that notification has yet to take place.

The application process is in place to guarantee every property owner the right to apply for rezoning and have their application considered in a public process that allows for debate and review. It does not guarantee approval of an application.

Feel free to reach out to me throughout this process with any questions/concerns/comments.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Ben Graves <BGraves@colleyville.com>
Sent: Wednesday, June 25, 2025 1:18 PM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Fw: Opposition to Zoning Request for 3701 Cliffwood-Preserve R-1 integrity

Get Outlook for iOS

From: Lynda Haltom [redacted]
Sent: Wednesday, June 25, 2025 12:37:39 PM
To: bgraves@colleyville.com <bgraves@colleyville.com>
Subject: Opposition to Zoning Request for 3701 Cliffwood-Preserve R-1 integrity

Dear Mayor and Colleyville City Council Members,

I am writing as a long-time resident of Colleyville to voice my strong opposition to the zoning request at 3701 Cliffwood Drive, which seeks approval to operate an Assisted Living Residential (ALR) facility in a single-family R-1 zoned neighborhood.

This proposal — which allows for up to 10 residents and 1–2 caregivers on-site 24/7 — is not compatible with the intent or character of our neighborhood.
While delivery and medical services are stated to occur only during business hours (9 AM–5 PM), emergency services would operate 24/7, potentially bringing increased traffic, disruption, and altering the peaceful, residential nature of our community.

Concerns:

Seasons Assisted Living last known operation in Arlington was reportedly shut down due to structural issues.

The proposed facility would convert a private residence into what is effectively a commercial business — violating the spirit and intent of R-1 zoning and setting a dangerous precedent.

If allowed here, what prevents similar conversions in other established R-1 neighborhood in Colleyville?

Many of us chose Colleyville for:

Beautiful, quiet neighborhoods

Top-tier public schools

High property values

Low crime rates

And most importantly, strict zoning regulations that limit commercial encroachment into residential areas

We urge the Council and Planning & Zoning Commission to deny this request and protect the long-term integrity and character of our neighborhoods.

Respectfully,
Lynda Haltom
3700 San Bar Lane
[redacted]

Get Outlook for iOS

From:	Christine Loven
To:	Ben Bryner; Kristopher Potts
Cc:	Angela Fetters
Subject:	FW: Zoning and planning Meeting 7/16/25 Objection
Date:	Thursday, June 26, 2025 8:44:09 AM
Attachments:	image001.png image002.png image003.png image004.png

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For the spreadsheet/packet.

Thank you,

Christine Loven, TRMC
City Secretary
City of Colleyville

P: 817-503-1133
100 Main Street, Colleyville, TX 76034
colleyville.com

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: John Helstowski [redacted]
Sent: Wednesday, June 25, 2025 7:00 PM
To: Christine Loven <cloven@colleyville.com>; Angela Fetters <Afetters@colleyville.com>; Elizabeth Helstowski [redacted]
Subject: Zoning and planning Meeting 7/16/25 Objection

To the Colleyville City Council,

I am writing to express my concerns regarding a zoning proposal that is scheduled for the upcoming meeting. I reside at and own the property located at 408 Woodbriar Court, Colleyville, Texas. I also own and operate the Helstowski Law Firm, located near the high school, and my three children attend elementary school in Colleyville.

A few years ago, we lost a cherished neighbor due to their desire to operate a swimming class from their backyard. Initially, there were no objections, but as the activity progressed, it became evident that this abnormal use of the property led to unforeseen issues. They eventually requested a variance, which was kindly denied, despite their understanding. My family and I even helped them find a home that better suited their needs, allowing us to maintain our friendship.

I chose to move to this community specifically for the quality schools and the "bedroom community" atmosphere. This proposal to "cram" twice as many people into a home half the size of mine feels like an overburdening of the neighborhood's intended use.

My five-year-old twins have just begun to enjoy the recent road improvements. We frequently walk from our home, past the property in question, to the local playground and parks, using the inter-neighborhood pass-throughs. We depend on the lower traffic volume for our children to safely ride their bikes within the neighborhood.

This attempt to transform a residential neighborhood into a commercial one is, in my opinion, a violation of the intent and purpose of zoning law, as established in the time-honored Euclid case, which allows for the division of land by intended use. Furthermore, it goes against the master plan of Colleyville, which contemplated purely residential use within our community.

I suspect that an illegal nursing home may already be operating at this location, it seems to me we may need to enforce the code before considering the variance. When we purchased our home here, I relied on the residential nature of the community and the schools. If this change goes through, I will consider moving my children to a public building outside city limits in the county to avoid dealing with such regulatory issues within the city. This is not merely a variance; it is a zoning change request.

I will be attending the meeting. Thank you for your time and consideration.

Sincerely,
John Helstowski
Regards,

John Gannon Helstowski

John Gannon Helstowski Esq.
J. Gannon Helstowski Law Firm
5209 Heritage Ave, Suite 510
Colleyville Texas 76034
[redacted]

*** PLEASE NOTE- The Helstowski Firm DOES NOT represent you until you have signed a retainer agreement and made payment under that agreement. We strive to be of service in providing information during the consultation period, but are not your attorney until contracted for those services.**
This message is intended solely for the recipient named above and may be privileged or confidential or exempt from disclosure under applicable law. If you are not the intended recipient or if you have received this message in error, please be advised that any unauthorized transmission, copying, dissemination or distribution of this message is strictly prohibited. If you have received this message in error please notify by return email or by telephone at the phone number listed above. Thank you.

To: Mayor Lindamood and City Council Members

Subject: Opposition to Zoning Request for 3701 Cliffwood – Preserve R-1 Integrity in Colleyville

Dear Mayor Lindamood and Colleyville City Council Members,

I am writing as a long-time resident of Colleyville to voice my strong opposition to the zoning request at 3701 Cliffwood Drive, which seeks approval to operate an Assisted Living Residential (ALR) facility in a single-family R-1 zoned neighborhood.

This proposal — which allows for up to 10 residents and 1–2 caregivers on-site 24/7 — is not compatible with the intent or character of our neighborhood. While delivery and medical services are stated to occur only during business hours (9 AM–5 PM), emergency services would operate 24/7, potentially bringing increased traffic, disruption, and altering the peaceful, residential nature of our community.

Concerns:

- Seasons Assisted Living's last known operation in Arlington was reportedly shut down due to structural issues. The proposed facility would convert a private residence into what is effectively a commercial business — violating the spirit and intent of R-1 zoning and setting a dangerous precedent.
- If allowed here, what prevents similar conversions in other established R-1 neighborhoods in Colleyville? Many of us chose Colleyville for: Beautiful, quiet neighborhoods Top-tier public schools
- High property values Low crime rates
- And most importantly, strict zoning regulations that limit commercial encroachment into residential areas

We urge the Council and Planning & Zoning Commission to deny this request and protect the long-term integrity and character of our neighborhoods.

Respectfully,

Herbert E. Trisler

4013 Southwood East

[redacted]

https://colleyvilletx.portal.civicclerk.com/event/2164/files/report/16601

To: Mayor Lindamood and City Council Members

Subject: Opposition to Zoning Request for 3701 Cliffwood – Preserve R-1 Integrity in Colleyville

Dear Mayor Lindamood and Colleyville City Council Members,

I am writing as a long-time resident of Colleyville to voice my strong opposition to the zoning request at 3701 Cliffwood Drive, which seeks approval to operate an Assisted Living Residential (ALR) facility in a single-family R-1 zoned neighborhood.

This proposal — which allows for up to 10 residents and 1–2 caregivers on-site 24/7 — is not compatible with the intent or character of our neighborhood. While delivery and medical services are stated to occur only during business hours (9 AM–5 PM), emergency services would operate 24/7, potentially bringing increased traffic, disruption, and altering the peaceful, residential nature of our community.

Concerns:

- Seasons Assisted Living's last known operation in Arlington was reportedly shut down due to structural issues. The proposed facility would convert a private residence into what is effectively a commercial business — violating the spirit and intent of R-1 zoning and setting a dangerous precedent.
- If allowed here, what prevents similar conversions in other established R-1 neighborhoods in Colleyville? Many of us chose Colleyville for: Beautiful, quiet neighborhoods Top-tier public schools
- High property values Low crime rates
- And most importantly, strict zoning regulations that limit commercial encroachment into residential areas

We urge the Council and Planning & Zoning Commission to deny this request and protect the long-term integrity and character of our neighborhoods.

Respectfully,

Cynthia Kaye Trisler

4013 Southwood East

[redacted]

https://colleyvilletx.portal.civicclerk.com/event/2164/files/report/16601

From:	Ben Bryner
To:	Daniel Ponder; Kristopher Potts; Bethany Lopez
Subject:	FW: zoning request at 3701 Cliffwood Drive
Date:	Tuesday, July 1, 2025 8:01:43 AM
Attachments:	image001.png image002.png image003.png image004.png

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From: Jerry Ducay <JDucay@colleyville.com>
Sent: Monday, June 30, 2025 1:24 PM
To: [redacted]
Cc: Ben Bryner <BBryner@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Mark Wood <MWood@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: zoning request at 3701 Cliffwood Drive

Sam:

Mayor Pro Tem Elder shared your opposition regarding the proposed zoning request at 3701 Cliffwood Drive (case ZC25-016). Your objection will be included in the formal public hearing record and your specific concerns will be reviewed as part of that process.

Jerry Ducay
City Manager
City of Colleyville

colleyville.com

P: 817-503-1111| **M:** 817-312-2030
100 Main Street, Colleyville, TX 76034

From: Brandi Elder <BElder@colleyville.com>
Sent: Friday, June 27, 2025 8:54 AM
To: Jerry Ducay <JDucay@colleyville.com>
Subject: Fwd: zoning request at 3701 Cliffwood Drive

For public record

Brandi Elder
Councilmember Place 1
City of Colleyville
belder@colleyville.com
(817) 706-6090 Cell

Begin forwarded message:

From: sam van Bever [redacted]
Date: June 26, 2025 at 10:33:39 PM CDT
To: Brandi Elder <BElder@colleyville.com>
Subject: zoning request at 3701 Cliffwood Drive

Dear Mayor and Colleyville City Council Members, I am writing as a long-time resident of Colleyville to voice my strong opposition to the zoning request at 3701 Cliffwood Drive, which seeks approval to operate an Assisted Living Residential (ALR) facility in a single-family R-1 zoned neighborhood. This proposal — which allows for up to 10 residents and 1–2 caregivers on-site 24/7 — is not compatible with the intent or character of our neighborhood. While delivery and medical services are stated to occur only during business hours (9 AM–5 PM), emergency services would operate 24/7, potentially bringing increased traffic, disruption, and altering the peaceful, residential nature of our community. Concerns: Seasons Assisted Living last known operation in Arlington was reportedly shut down due to structural issues. The proposed facility would convert a private residence into what is effectively a commercial business — violating the spirit and intent of R-1 zoning and setting a dangerous precedent. If allowed here, what prevents similar conversions in other established R-1 neighborhood in Colleyville? Many of us chose Colleyville for: Beautiful, quiet neighborhoods Top-tier public schools High property values Low crime rates And most importantly, strict zoning regulations that limit commercial encroachment into residential areas We urge the Council and Planning & Zoning Commission to deny this request and protect the long-term integrity and character of our neighborhoods. Respectfully,

Sam van Bever
4105 Crest Court
Colleyville, TX 76034

From: norman jones
To: Daniel Ponder
Subject: Regarding the objection to rezoning of the residential property. Case ZC25-0016
Date: Tuesday, July 1, 2025 9:58:11 AM

Daniel Ponder, July 1st 2025

we are aware of an application that has been submitted for the change in status of the property at 3701 Cliffwood Dr In Colleyville. A change from residential to commercial.

This cannot be allowed to happen as it is a residential neighborhood. and has always been designated as such.

We live at 3705 Cliffwood Drive Colleyville which is the adjoining property to one in question.

We purchased the home in 1987 and totally object to any change..

The proposed use of this property is for Type B Assisted Living Residents. This is not appropriate for a residential area.

The traffic flow, visitors parking, and shift changes will disturb our tranquil lifestyle which we have enjoyed and paid for with our taxes.

There are other commercially zoned areas in Colleyville that are better suited to their purposes.

We strongly object to the rezoning of this property.

Sincerely and thankyou.

Norman and Toylaan Torie Jones,

Statement of protest to zoning case ZC25-016

Date July 3, 2025

Name Ronal L Wasson

Address 3709 Cliffwood Drive

I, Ronald L Wasson protest the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.

Signature

Ronald Wasson

Statement of protest to zoning case ZC25-016

Date July 3, 2025

Name Elizabeth C Wasson

Address 3709 Cliffwood Drive

I, Elizabeth C Wasson protest the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.

Signature Elizabeth C Wasson

Statement of protest to zoning case ZC25-016

Date 7-6-25

Name NANCY SCHWARTZ

Address 3708 SAN BAR LN
COLLEYVILLE, TX 76034

I, NANCY SCHWARTZ **protest the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.**

Signature NSchwartz

Statement of protest to zoning case ZC25-016

Date July 8, 2025

Name Gary C. Plonske

Address 3616 Cliffwood Dr. Colleyville TX. 76034

I, Gary C. Plonske **protest the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.**

Signature Gary C. Plonske

7/8/2025

I vote NO on zoning change proposed in case ZC25-016.

I want it to stay Single family residential.

Rejection of this proposed zoning change.

Statement of protest to zoning case ZC25-016

Date July 8, 2025

Name Gary C. Plonske

Address 3616 Cliffwood Dr. Colleyville TX. 76034

I, Gary C. Plonske **protest the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.**

Signature Gary C. Plonske

7/8/2025

I vote NO on zoning change proposed in case ZC25-016.

I want it to stay Single family residential.

Rejection of this proposed zoning change.

Statement of protest to zoning case ZC25-016

Date 7/7/25

Name John McDaniel

Address 3609 Cliffwood Dr
Colleyville Tx 76034

I, John McDaniel **protest** the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential t PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.

Signature

3609 Cliffwood Dr
Colleyville Tx 76034

Date 7-7-2025

Name Leah McDaniel

Address 3609 Cliffwood Dr. Colleyville, TX 76034

I, Leah McDaniel **protest** the zoning change proposed in Case ZC25-016 from R-15, Single Family Residential t PUD-C Planned Unit Development - Commercial on Lot 3, Block 1 the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive.

Signature

Leah C. McDaniel

From:	Jessica Sobczak
To:	Citizen Letters; Bethany Lopez; CSO - CSOffice
Cc:	Marcus Sobczak
Subject:	Protest Zone Change for 3701 Cliffwood
Date:	Tuesday, July 8, 2025 7:08:09 PM

Dear Members of the Planning and Zoning Commission,

I am writing to formally protest the proposed zoning change for 3701 Cliffwood Dr from residential to commercial use.

As a resident of this neighborhood, living at 3612 Cliffwood Dr, Colleyville, TX, I am deeply concerned about the safety implications of this change. Our area is a quiet, family-oriented community, and introducing commercial development could increase traffic, bring unfamiliar visitors, and compromise the safety of children and pedestrians.

Thank you for your attention and service.

--

Jessica Brooke Sobczak
[redacted]

Name: ANNE FUNCHESS

Address; 3721 WOODCREST Dr.

Date: 7-9-2025

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Planning and Zoning Commission

Subject: Opposition to Zoning Case ZC25-016 — 3701 Cliffwood Dr. Rezoning Request

Dear Planning and Zoning Commission Members,

I am writing as a resident and stakeholder of the Colleyville community to respectfully oppose the proposed rezoning of the property located at 3701 Cliffwood Drive (Zoning Case ZC25-016) for the intended use as an assisted living or sober living facility.

While I recognize and support the vital role recovery and care facilities play in society, I believe this particular location is not suitable for such use, for the following reasons:

1. Incompatibility with Surrounding Residential Character

The subject property is located in a quiet, single-family residential neighborhood where homes are designed for traditional, private family living. Allowing a group care or institutional-style operation in this location would set a precedent that undermines the residential integrity and intended use of this area.

2. Traffic, Parking, and Safety Concerns

Facilities of this type typically generate increased vehicular activity due to staff, medical personnel, deliveries, and visitors. The existing road infrastructure and residential driveways in this area are not designed to accommodate such volume or intensity. This raises safety

concerns, particularly for children and elderly residents in the neighborhood

3. Potential Impact on Property Value

Homeowners in Colleyville invest in this community because of its stability, safety, and low-density environment. The approval of a rezoning request that introduces a quasi-commercial use may have a chilling effect on local home values and deter future residential buyers.

4. Lack of Transparency and Oversight

Unlike licensed healthcare institutions, many sober or assisted living homes operate with minimal oversight. Neighbors are left without clear communication channels, operational transparency, or formal accountability in the event of disturbances or safety issues.

5. Precedent and Overconcentration Risk

Granting this rezoning may lead to additional applications for similar uses, potentially overconcentrating transitional housing or care facilities in residential zones, further disrupting neighborhood continuity and character.

For these reasons, I respectfully urge the Planning and Zoning Commission to deny the rezoning request (ZC25-016) for 3701 Cliffwood Drive. The long-term interests of Colleyville's families, homeowners, and residential stability must remain the city's top priority.

Thank you for your consideration of this matter and for your commitment to preserving the quality of life in Colleyville.

Sincerely,

817-308-6934

CHARLES "CHUCK" T. & LEE A. McGUIRE
313 CHAPELWOOD DRIVE
COLLEYVILLE, TEXAS 76034
817-733-7636 CHUCKMCGUIRE@ATT.NET
817-239-4780 LEEAMCGUIRE@ATT.NET

July 9, 2025

via email

TO: City of Colleyville Community Development Department, Planning & Zoning Commission, Mayor's Office & City Council Members

RECIPIENTS:
bbryner@colleyville.com
dponder@colleyville.com
kpotts@colleyville.com
blindamood@colleyville.com
belder@colleyville.com
srichardson@colleyville.com
malphonso@colleyville.com
bgraves@colleyville.com
kgunderson@colleyville.com
traine@colleyville.com
cloven@colleyville.com
alarson@colleyville.com
David.groves11@gmail.com
brandonmarnold@gmail.com
dbe@ebertlawoffices.com
Richard.remley_pz@outlook.com
savoie.jerry@gmail.com
ckbevill@hotmail.com
jerome.obinabo.pz@gmail.com
citizenletters@colleyville.com

SUBJECT: STRONGLY OPPOSED – Planning & Zoning Case ZC25-016

REFERENCE: Colleyville Planning and Zoning Commission Consideration for Rezoning a R-15 Single Family Residential home to PUD-C Planned Unit Development - Commercial on Lot 3, Block 1, of the Woodbriar Estates West Addition, located at 3701 Cliffwood Drive to allow for an assisted senior living facility for up to ten (10) residents

Dear Ladies & Gentlemen:

As 32-year residents of Colleyville's Woodbriar Estates West Addition, we are strongly opposed to the referenced rezoning consideration which would allow for a single residential lot located in the middle of a single-family residential community zoned R-15 to be redesignated as a Planned Unit Development – Commercial (PUD-C) for the purposes of providing assisted living arrangements for up to 10 residents.

In 1993, we relocated to Colleyville from Bedford to enjoy a low density, homogeneous, quiet residential neighborhood. The potential redesignation of a singular residential lot to a commercial use certainly was not expected or welcomed. It is our belief, as well as others in our neighborhood, that any zoning change from single-family residential housing to a commercial use would significantly impact our property values in addition to degrading our community.

As we understand the proposed zoning change, the existing single family residential home would be reconfigured to a commercial entity and used as a senior assisted living residence for up to 10 residents plus caregivers to provide 24 hour/7 days a week coverage. The commercial usage of this property would result in increased traffic through our neighborhood, constant inflow of vehicles creating parking issues and overall disruption which will undoubtedly alter our peaceful and calm residential nature of our community.

Any significant zoning change that redesignates a residential use to a commercial application needs to be thoroughly vetted for all residential, commercial and municipal issues and concerns before making an informed decision on the acceptability of changing the established single residential zoning of one lot to a one-off commercial application to be located and surrounded by single resident households. Some initial issues and concerns – although certainly not a complete or comprehensive list - include:

(Note: as I am not an attorney, I apologize for any mistakes in referencing codes)

- *CASCADING USES.* It is our understanding that once a Planned Unit Development – Commercial is approved, any PUD usage is later acceptable – not just assisted living - which may include undesirable elements within our community such as half-way houses for mentally impaired, juvenile delinquency, narcotic or alcohol rehabilitation, paroled criminals, child abuser etc.

- *SAFETY CONCERNS.* As an assisted living residence, having a 24-hour/7-days a week security system to protect residences with Alzheimer's disease and/or dementia from leaving the premises unaccompanied by an adult is essential. Additionally, the property described has a swimming pool requiring acceptable safety parameters to ensure accident-proof environment at all times for assisted living residents.

- *FIRE PROTECTION MEASURES.* The proposed rezoning should incorporate necessary fire protection systems due to the # of residents anticipated should be consistent with protocols found under bed & breakfast: "Sec 3.24 C. Special Land Use

Standards. 1. Bed and Breakfast. "Smoke detectors shall be placed in each individual bedroom which is offered for public use and smoke detectors shall also be placed in any hallway adjacent thereto." Additionally, fire sprinkler systems should be incorporated into the protocols.

- *SPECIAL BENEFIT TO PROPERTY OWNERS.* According to Colleyville's Municipal Code Sec 3.23 - PUD Planned Unit Developments – A. Purpose., "the purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, nonresidential and mixed use developments by encouraging creative, efficient and **aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, greenbelts, or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community**" (bold added for emphasis).

- *FOOD SERVICE CODE COMPLIANCE.* Inasmuch as kitchen services will be required for residents, all commercial food code compliance requirements should be adhered to and monitored for food storage, processing, cleaning et.al.

- *TRAFFIC.* Similar to home occupation uses, Section 324b 6. Home Occupation Uses. d. "No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street on a driveway or other hard surface all weather area."

- *CONGESTION.* Commercial enterprises with up to 10 residences will have a negative impact on congestion in neighborhoods. Sec 3.1 – Land Use – Purpose of this chapter "The zoning regulations and districts herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and general welfare of the City of Colleyville. They have been designed **to lessen congestion in the streets** (bold added for emphasis); to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public facilities."

- *GREEN BELT REQUIRED. According to* Sec 4.6 - Required landscaping. "For zoning districts "CPO, CN, CC1, CC2, CC3, ML, PUD-C, PUD-I" and institutional uses including churches, schools and governmental facilities in any district. j. Landscaping Adjacent to Residential Districts: **For any development in "C-PO", "CN", "CC1", "CC2", "CC3", "ML", "PUD-C", "PUD-I" and institutional uses including churches, schools, and governmental facilities (which includes all zoning) which abut districts zoned residential there shall be a minimum twenty-foot wide green belt of "live plant material of the evergreen variety" which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on six-foot centers, for the entire distance along which the development abuts the residential district"** (bold added for emphasis)

- *WIDE RANGE OF POTENTIAL USES.* According to Sec 3.23 - PUD Planned Unit Developments. D. Classification of Planned Unit Developments. "The approving ordinance establishing a Planned Unit Development shall include one of the following classifications, which shall also be shown on the Official Zoning Map using the applicable letter symbol. Planned Unit Development - Commercial (PUD-C) Planned developments containing primarily nonresidential uses, such as commercial, office, professional services, retail, institutional and industrial uses, or combinations thereof, shall be classified as Planned Unit Development - Commercial. A PUD-C may also contain a portion of residential uses."

- *SCREENING REQUIRED.* According to Sec 3.26 - Fences, free-standing walls, and screening materials. D. General Requirements/Prohibitions for all Fences and Fee-standing Walls. 1. Screening Required in Residential Districts a; **"Nonresidential uses in a residential district shall be suitably screened from view of any adjacent residential lot or dwelling use along the side and rear property lines of such nonresidential use with a decorative masonry wall of not less than eight (8) feet in height."** (bold added for emphasis).

- *# OF RESIDENTS EXCEEDS ALF CAPACITY STIPULATION.* According to a City of Colleyville letter dated 5/26/2025 regarding Assisted Living Facilities in single-family neighborhoods addressed to Colleyville's Community Development Director, Human Resource Code Title 8, Chapter 123 HRC123.003(a), "the use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential." The letter further states "If HHSC receives an initial ALF licensing application that meets licensure requirements and the **ALF capacity is for no more than six residents and with no more than two supervisors to reside there**, and meets the other requirements of HRC123, it complies, and a license will be issued" (bold added for emphasis).

We sincerely appreciate your review of these and other issues and concerns related to this rezoning request. We strongly recommend Colleyville's Planning & Zoning Commission, Community Development, City Council and Mayor's Office deny this single lot to be re-designated from a single-family residential zone to a commercial application and, by doing so, protect the long-term integrity and character of our neighborhoods.

Respectfully,

Charles T. McGuire

Lee A. McGuire

Each petition signing is for all members in household

Petition Opposing Re-Zoning Application ZC25-016

Address: 3701 Cliffwood Drive, Colleyville, TX 7603

We, the undersigned residents and property owners of Colleyville, TX, oppose Re-Zoning Application ZC25-016 for the property located at 3701 Cliffwood Drive. We believe this zoning change would negatively affect the surrounding neighborhood by increasing density, traffic, and potentially lowering home values.

We respectfully request that the Colleyville Planning & Zoning Commission and City Council vote against this application and maintain the existing zoning.

Petition Signatures

Full Name	House #	Street	Signature	Date
Nataliya Ladd	3607	Cliffwood Drive Colleyville 76034	N Ladd	7/8/2025
Hannah Hernandez	3500	Cliffwood Drive Colleyville 76034	Hannah Hernandez	7/8/2025
Alfonso Hernandez	3500	Cliffwood Drive Colleyville 76034	Alfonso Hernandez	7/8/2025
JD LaBeau	304 email	~~Cliffwood~~ Drive ~~Colleyville~~ 76034		7/8/25
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		

Each Petition signing - is for all members in household

Petition Opposing Re-Zoning Application ZC25-016

Address: 3701 Cliffwood Drive, Colleyville, TX 7603

We, the undersigned residents and property owners of Colleyville, TX, oppose Re-Zoning Application ZC25-016 for the property located at 3701 Cliffwood Drive. We believe this zoning change would negatively affect the surrounding neighborhood by increasing density, traffic, and potentially lowering home values.

We respectfully request that the Colleyville Planning & Zoning Commission and City Council vote against this application and maintain the existing zoning.

Petition Signatures

Full Name	House #	Street	Signature	Date
John McDaniel	3609	Cliffwood Drive Colleyville 76034		7-8-25
Leah McDaniel	3609	Cliffwood Drive Colleyville 76034		7-8-25
Betsy Deck	3601	Cliffwood Drive Colleyville 76034		7/8/25
Hayes Engholm	3509	Cliffwood Drive Colleyville 76034		7/8/25
Bridget Engholm	3509	Cliffwood Drive Colleyville 76034		7/8/25
Cheryl Anderson	3505	Cliffwood Drive Colleyville 76034		7-8-25
Trista Evans	3405	Cliffwood Drive Colleyville 76034		7-8-25
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
		Cliffwood Drive Colleyville 76034		
Casey Spears	209	Chapelwood Dr		7/8/25
Linda Orman	213	Chapelwood Dr		7-8-2025

(OVER)

Lee McGuire, 313 Chapelwood, Lee McGuire 7-8-2025

CHUCK MCGUIRE, 313 CHAPELWOOD DR. [signature] 7/8/2025

Each petitioner signs

Petition Opposing Re-Zoning Application ZC25-016

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Petition Signatures

Full Name PRINT	House #	Street	Signature	Date
Linda Austin	3704	Woodcrest Drive Colleyville 76034		7/8/25
Kim & Angelo Manatis	3708	Woodcrest Drive Colleyville 76034	Kim Manatis	7-8-25
Andrew Kay	3710	Woodcrest Drive Colleyville 76034		7/8/25
ANNE FINCHESS	3721	Woodcrest Drive Colleyville 76034		7/8/25
Shahed Khan	3713	Woodcrest Drive Colleyville 76034		07/08/25
BRIAN WARD	3709	Woodcrest Drive Colleyville 76034		07/08/25
Michel E. Whittenburg	3701	Woodcrest Drive Colleyville 76034		07/08/25
Gina Nicotra	3616	Woodcrest Drive Colleyville 76034		07/08/25
Kenny DeRamus	3612	Woodcrest Drive Colleyville 76034		7/8/25
Corrie Ott	3608	Woodcrest Drive Colleyville 76034		7/8/25

Each petition is for all members in household

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Full Name	House #	Street	Signature	Date
Dennis O'Connell	3604	Woodcrest Drive Colleyville 76034		7-8-25
Sandy Blundell	3600	Woodcrest Ct Colleyville 76034		7-8-25
Michele Peters	3512	Woodcrest Drive Colleyville 76034		7-8-25
Michael O'Malley	3609	Woodcrest Drive Colleyville 76034		07/08/2025
Kevin Karen McNamee	3615	Woodcrest Drive Colleyville 76034		07/08/2025
~~3700~~		Woodcrest Drive Colleyville 76034		
Tracy Tellez	3708	Woodcrest Drive Colleyville 76034		7-9-2025
		Woodcrest Drive Colleyville 76034		
		Woodcrest Drive Colleyville 76034		
		Woodcrest Drive Colleyville 76034		

Name: Michel E. Wh. Heinberg & LadySmith

Address; 3701 Woodcrest Dr. Colleyville, TX 76034

Date: 8 July 2025

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Planning and Zoning Commission

Subject: Opposition to Zoning Case ZC25-016 — 3701 Cliffwood Dr. Rezoning Request

Dear Planning and Zoning Commission Members,

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While I recognize and support the vital role recovery and care facilities play in society, I believe this particular location is not suitable for such use, for the following reasons:

1. Incompatibility with Surrounding Residential Character

The subject property is located in a quiet, single-family residential neighborhood where homes are designed for traditional, private family living. Allowing a group care or institutional-style operation in this location would set a precedent that undermines the residential integrity and intended use of this area.

2. Traffic, Parking, and Safety Concerns

Facilities of this type typically generate increased vehicular activity due to staff, medical personnel, deliveries, and visitors. The existing road infrastructure and residential driveways in this area are not designed to accommodate such volume or intensity. This raises safety

concerns, particularly for children and elderly residents in the neighborhood

3. Potential Impact on Property Value

Homeowners in Colleyville invest in this community because of its stability, safety, and low-density environment. The approval of a rezoning request that introduces a quasi-commercial use may have a chilling effect on local home values and deter future residential buyers.

4. Lack of Transparency and Oversight

Unlike licensed healthcare institutions, many sober or assisted living homes operate with minimal oversight. Neighbors are left without clear communication channels, operational transparency, or formal accountability in the event of disturbances or safety issues.

5. Precedent and Overconcentration Risk

Granting this rezoning may lead to additional applications for similar uses, potentially overconcentrating transitional housing or care facilities in residential zones, further disrupting neighborhood continuity and character.

For these reasons, I respectfully urge the Planning and Zoning Commission to deny the rezoning request (ZC25-016) for 3701 Cliffwood Drive. The long-term interests of Colleyville's families, homeowners, and residential stability must remain the city's top priority.

Thank you for your consideration of this matter and for your commitment to preserving the quality of life in Colleyville.

Sincerely,

Michael E. Whittenberg

Name: michael O'Malley

Address; 3609 woodcrest ct

Date: 07/08/2025

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Sincerely,

Name: Kenny DePalma

Address; 3612 Woodcrest Dr Colleyville, TX 76034

Date: 7/8/25

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Planning and Zoning Commission

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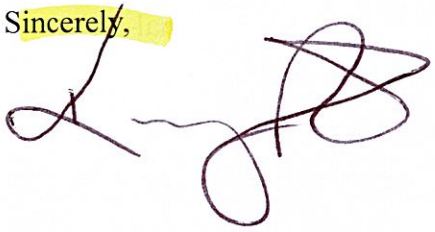

Name: DENNIS & CINDY O'CONNELL

Address: 3604 WOODCREST

Date: 7-8-25

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Planning and Zoning Commission

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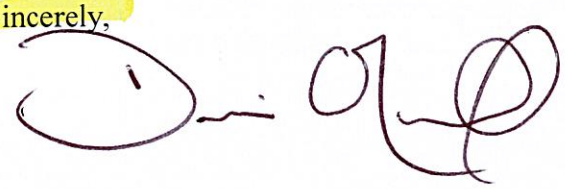

Name: BRIAN WARD & Cindy

Address; 3709 WOODCREST DR

Date: 07/08/25

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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Sincerely,

Brian Ward

Name: Kevin & Karen McNamee

Address; 3615 Woodcrest Dr, Colleyville, TX 76034

Date: July 8, 2025

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Attn: Planning and Zoning Commission

Subject: Opposition to Zoning Case ZC25-016 — 3701 Cliffwood Dr. Rezoning Request

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Sincerely,

Karen McNamee

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c **Agenda Date** 7/14/2025 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title

Consideration of a rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 5 and 6, Block 2, of Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017 THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

Explanation

THE APPLICANT HAS REQUESTED TO TABLE TO THE AUGUST 11, 2025, PLANNING AND ZONING COMMISSION MEETING

Boaz Bryant, the applicant, has submitted a request for a rezoning from PUD-C Planned Unit Development Commercial to PUD-C Planned Unit Development Commercial on Lots 5 and 6, Block 2, Lavaca Trail Addition, being approximately 2.9 acres. The purpose of the request is to rezone the property to PUD-C Planned Unit Development Commercial to allow for a membership based car club.

Existing Conditions/Background: The subject property, 8086 Precinct Line Road, is zoned PUD-C Planned Unit Development-Commercial and is undeveloped. It is located east of the intersection of Precinct Line Road and Lavaca Trail.

Proposed Zoning Change: The request is to rezone from PUD-C Planned Unit Development Commercial to PUD-C Planned Unit Development Commercial to allow for a membership based car club.

Analysis*:* The applicant is requesting to rezone to PUD-C Planned Unit Development Commercial to allow for the establishment of Side Car Club, an exclusive, membership based automotive and lifestyle destination. This concept is designed to offer high-end vehicle storage, social amenities, and curated events tailored to a community of auto enthusiasts.

Plat Status: The subject property is platted as Lots 5 and 6, Block 2, Lavaca Trail Addition.

DRC Review: The DRC reviewed the request during their June 23, 2025, meeting and the case has been scheduled for the July 14, 2025, Planning and Zoning Commission meeting.

Drainage: N/A

Surrounding Development: The properties to the north, south, and west are zoned PUD-C Planned Unit Development Commercial and improved with commercial real estate. The properties to the east are zoned R-40 Single Family Residential and improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed request complies with the future land use designation.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Recommendation
None

Attachments
1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Supporting Document
7. Building Elevations
8. Zoning Exhibit Building Location
9. Zoning Exhibit
10. Flood Study
11. Notification Map
12. Notification Letter
13. Draft Ordinance

From: BOAZ BRYANT
To: Daniel Ponder
Subject: Re: ZC25-017
Date: Monday, July 7, 2025 4:11:27 PM

Please table to August. Thank you sorry for the delay.

Thank You,
Boaz Bryant
Bryant General Construction LLC
Cell: [redacted]
Email: [redacted]

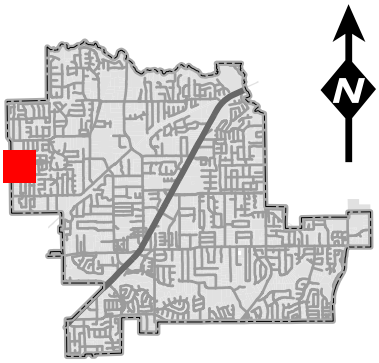
[redacted]

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC25-017

8086 Precinct Line Rd



Subject Property

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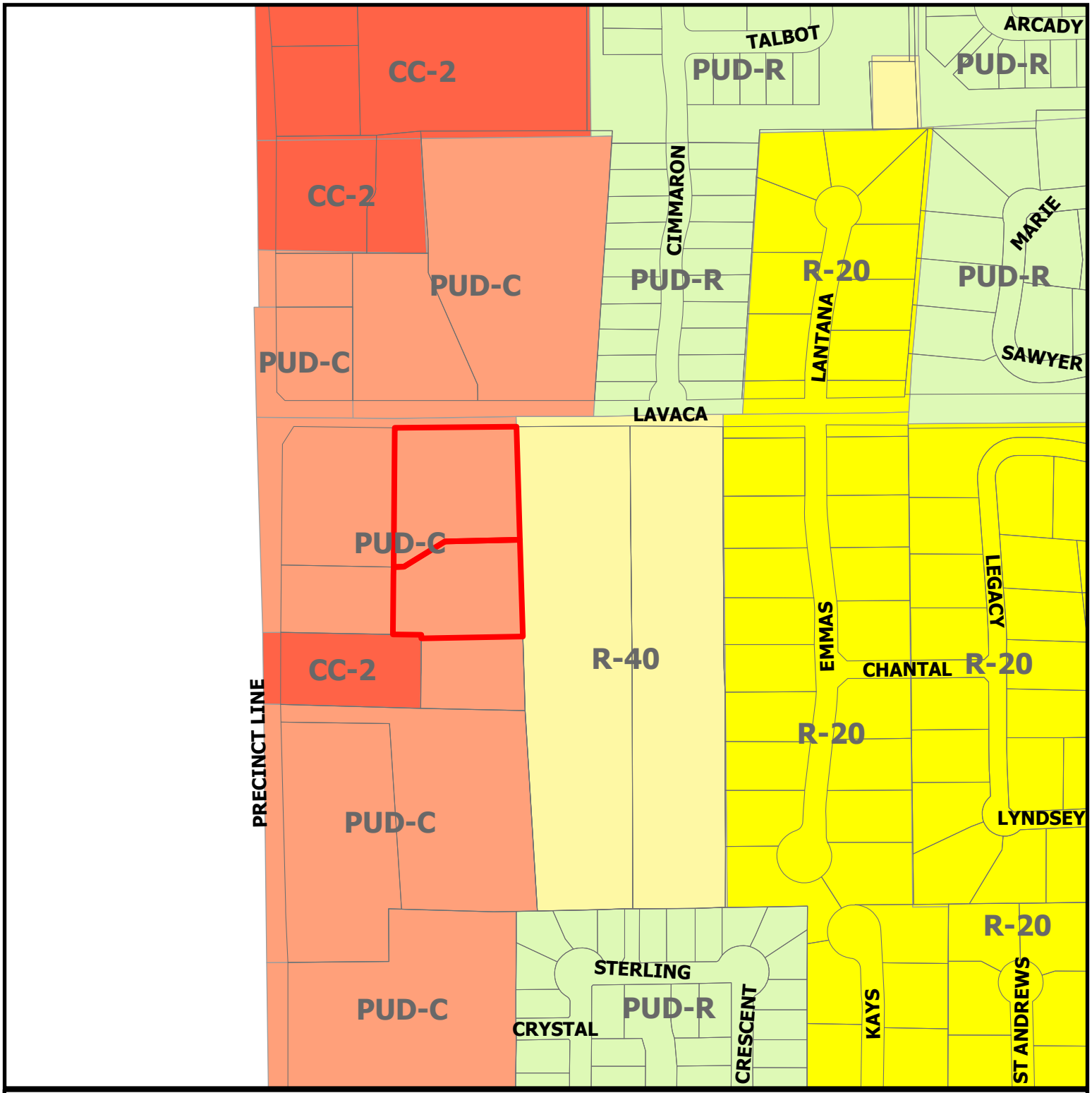
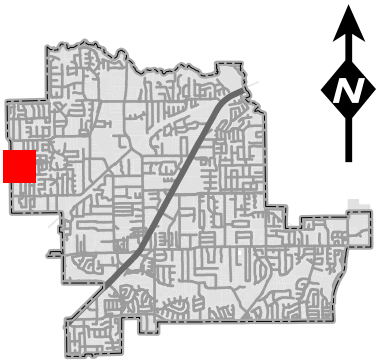
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC25-017

8086 Precinct Line Rd



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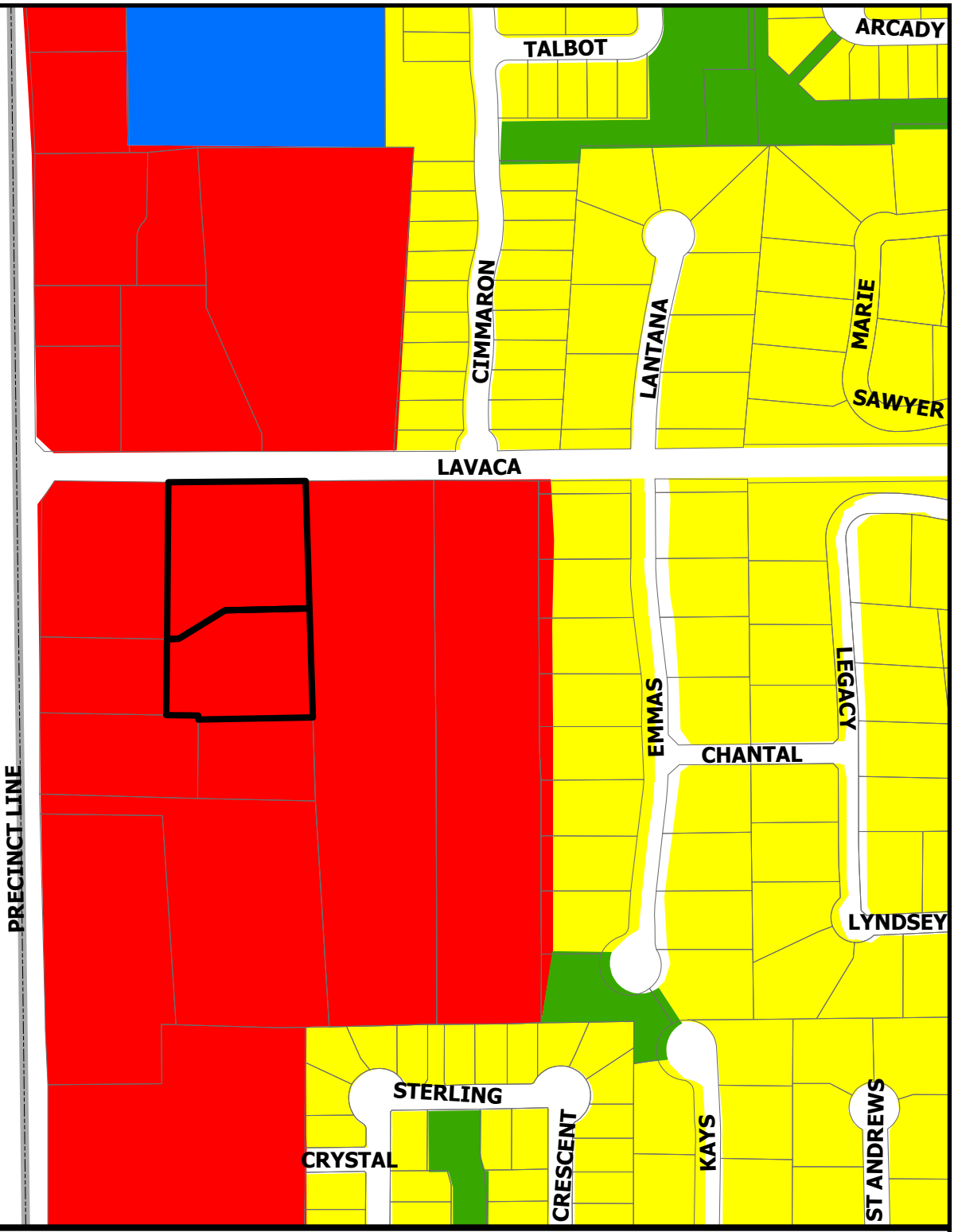
Future Land Use Map



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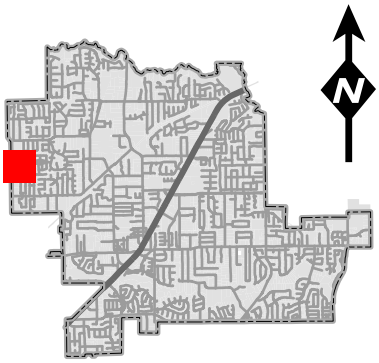

Residential
Commercial
Institutional
Open Space; Parks
Subject Property

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Statement of Planning Objectives

Project Name: Side Car Club

Applicant: Atticus Hamp owner of Side Car Club

Property Address: 8078 and 8086 Precinct Line Road

Acreage: 2.942

Zoning Request: Planned Unit Development (PUD) Amendment

City: Colleyville, Texas

Project Overview

The proposed Planned Unit Development Amendment is intended to allow for the establishment of Side Car Club, an exclusive, membership-based automotive and lifestyle destination. This concept is designed to offer high-end vehicle storage, social amenities, and curated events tailored to a community of auto enthusiasts.

Objectives

1. Introduce a Low-Impact, High-End Use
   Side Car Club proposes a limited-traffic, appointment-based facility with controlled access, reducing congestion and preserving the quiet, suburban character of Colleyville.

2. Preserve and Enhance the Site Aesthetics
   The development will maintain a significant portion of green space, incorporate native landscaping, and include architectural elements that complement Colleyville's existing design standards.

3. Support Local Economic Growth
   The project will create jobs and generate tax revenue while attracting high-net-worth individuals who support surrounding businesses, restaurants, and service providers.

4. Ensure Compatibility with Adjacent Uses
   The layout, building scale, and operating hours will be thoughtfully designed to minimize noise, light, and traffic impacts on neighboring properties.

5. Deliver a Community-Oriented Experience
   While exclusive in nature, Side Car Club will occasionally host private charity events, car shows, and gatherings that align with community values and benefit local organizations.

Land Use Justification

This zoning amendment supports the city's long-range vision for thoughtful, upscale development. The site's access to major roads, existing infrastructure, and natural buffering makes it an ideal candidate for a luxury-focused, low-density commercial use without disrupting residential tranquility.

Conclusion

The amendment facilitates a unique, sustainable, and upscale use of the property, aligned with Colleyville's character and planning principles. Side Car Club represents an innovative addition to the local business landscape, built on design excellence, community alignment, and long-term value.

Supporting Document

Project Name: Side Car Club

Applicant: Atticus Hamp Ownder Side Car Club

Location: 8078 and 8086 Precinct Line RdColleyville, Texas

Zoning Request: Planned Unit Development (PUD) Amendment

Project Description

Side Car Club is a proposed private, membership-based automotive club and lifestyle venue. Designed for car enthusiasts and collectors, the facility will provide secure, climate-controlled storage for luxury and classic vehicles, along with premium social amenities such as a lounge, event space, and curated programming. The development will include:

- A modern showroom-style storage facility with space for up to 60 vehicles
- A private bar and cigar lounge
- Multi-use social event areas for members
- Outdoor patios and green space for member gatherings and seasonal events

Hours of Operation & Traffic Flow

To minimize impact on the surrounding community, Side Car Club will operate during controlled hours:

- Operating Hours: 10 AM – 10 PM (Tuesday – Sunday)
- Access: Member-only, gated, by appointment or key fob
- Traffic Volume: Low — estimated under 50 vehicle trips per day
- Parking: On-site parking provided, no street parking required

The site layout ensures that all traffic enters and exits from a single controlled driveway, reducing neighborhood intrusion.

Utilities & Infrastructure

The proposed site is adequately served by existing utilities. No significant upgrades are anticipated. Plans include:

- Connection to city water and sewer
- Fire and safety infrastructure compliant with city code
- LED lighting with directional shielding to prevent light pollution

Compatibility with Surrounding Area

Side Car Club has been intentionally designed with scale, aesthetics, and operations that preserve the integrity of the surrounding residential and commercial zones:

- Building height and massing will conform to city PUD guidelines
- Landscaping buffers and fencing will screen the development from nearby properties
- Events will be indoors or in limited outdoor areas buffered by greenery

Community and Economic Benefit

This project supports Colleyville's economic goals while being sensitive to its suburban context:

- Creation of local jobs (staff, maintenance, event services)
- Increased property tax value and sales tax revenue from operations
- Philanthropic and cultural events aligned with local organizations
- Support for local hospitality, catering, and automotive vendors

Development Timeline

- Phase 1: Land Preparation & Utilities – Q4 2025
- Phase 2: Vertical Construction – Q1–Q3 2026
- Phase 3: Interior Build & Inspections – Q3 2026
- Opening Date (Estimated): Q4 2026

Conclusion

Side Car Club offers a sophisticated, small-footprint development aligned with the City of Colleyville's vision for upscale, responsible growth. The proposed amendment will allow for a unique land use that balances economic vitality with the community's desire for peace, privacy, and character.

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Drawings Prepared for:
Side Car Club

Plot/Site Plan

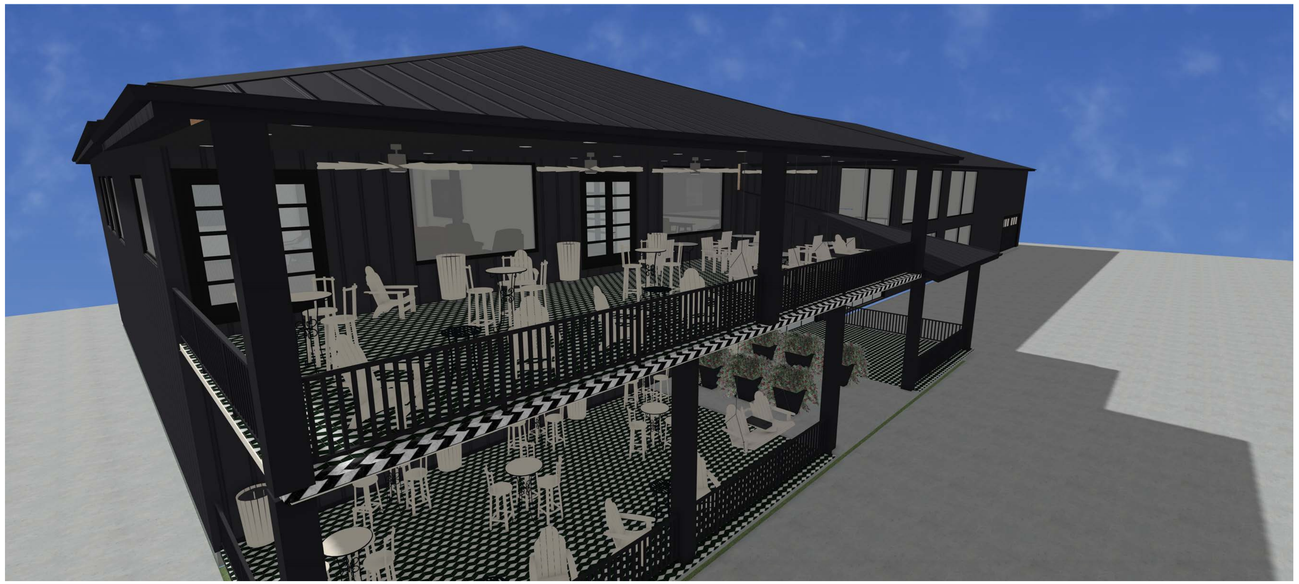
DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:



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Side Car Club

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Grapevine, TX 76051
469-878-1345

DATE:

6/16/25

SCALE:

SHEET:

P-1

Left Elevation

Right Elevation

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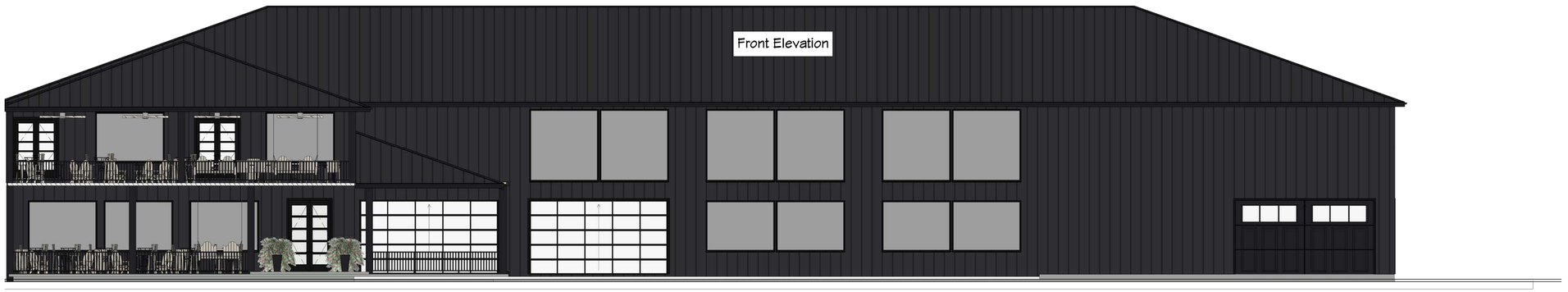

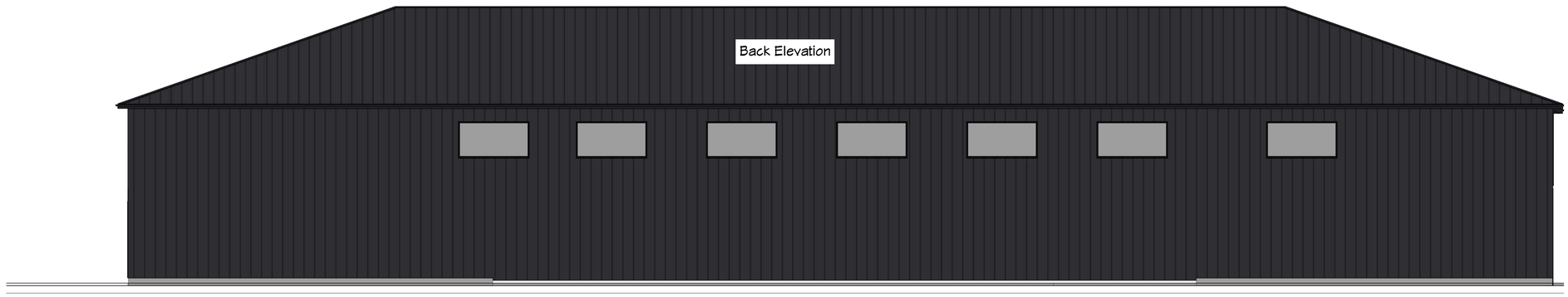

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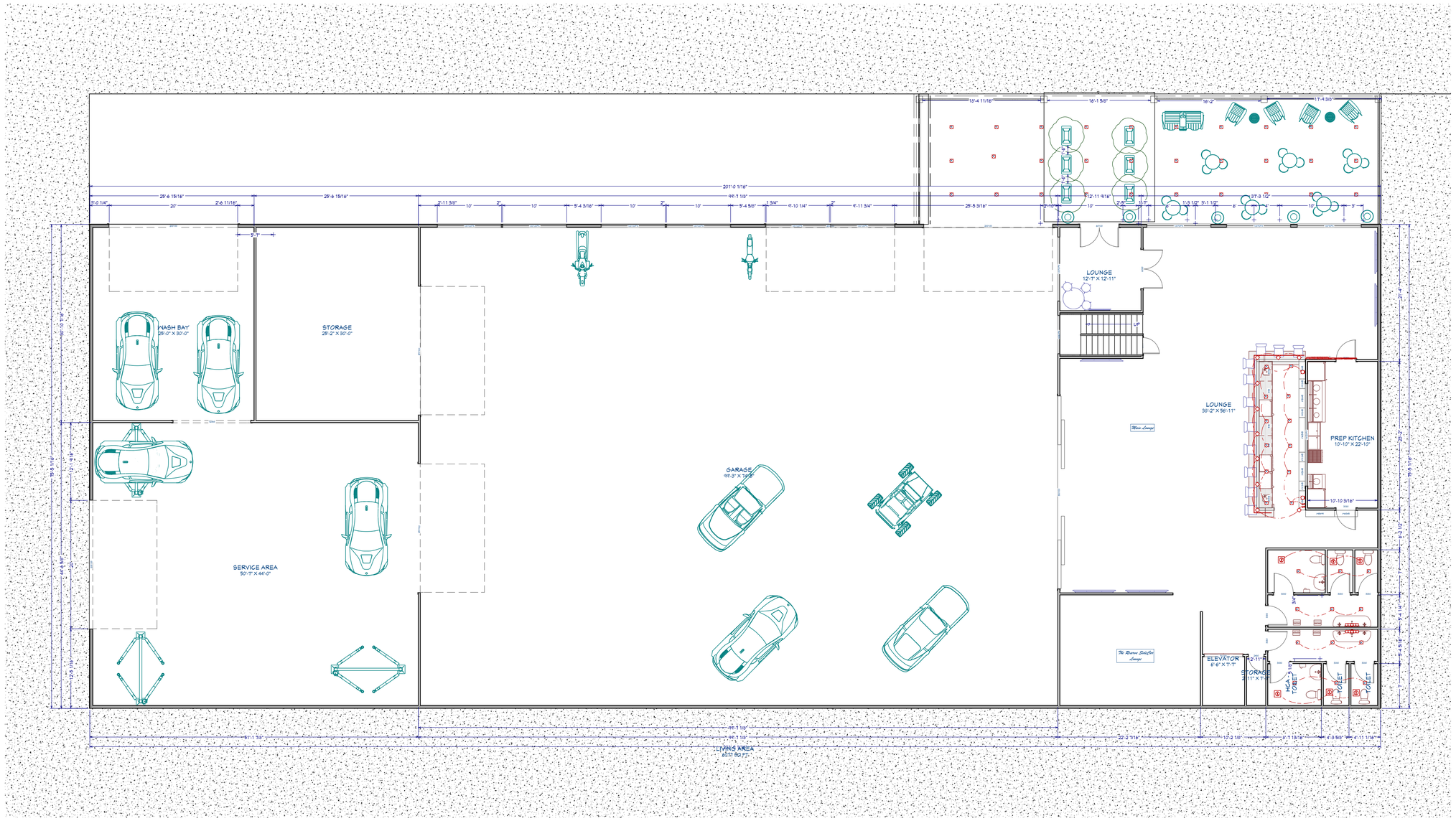

First Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
Grapevine, TX 76051
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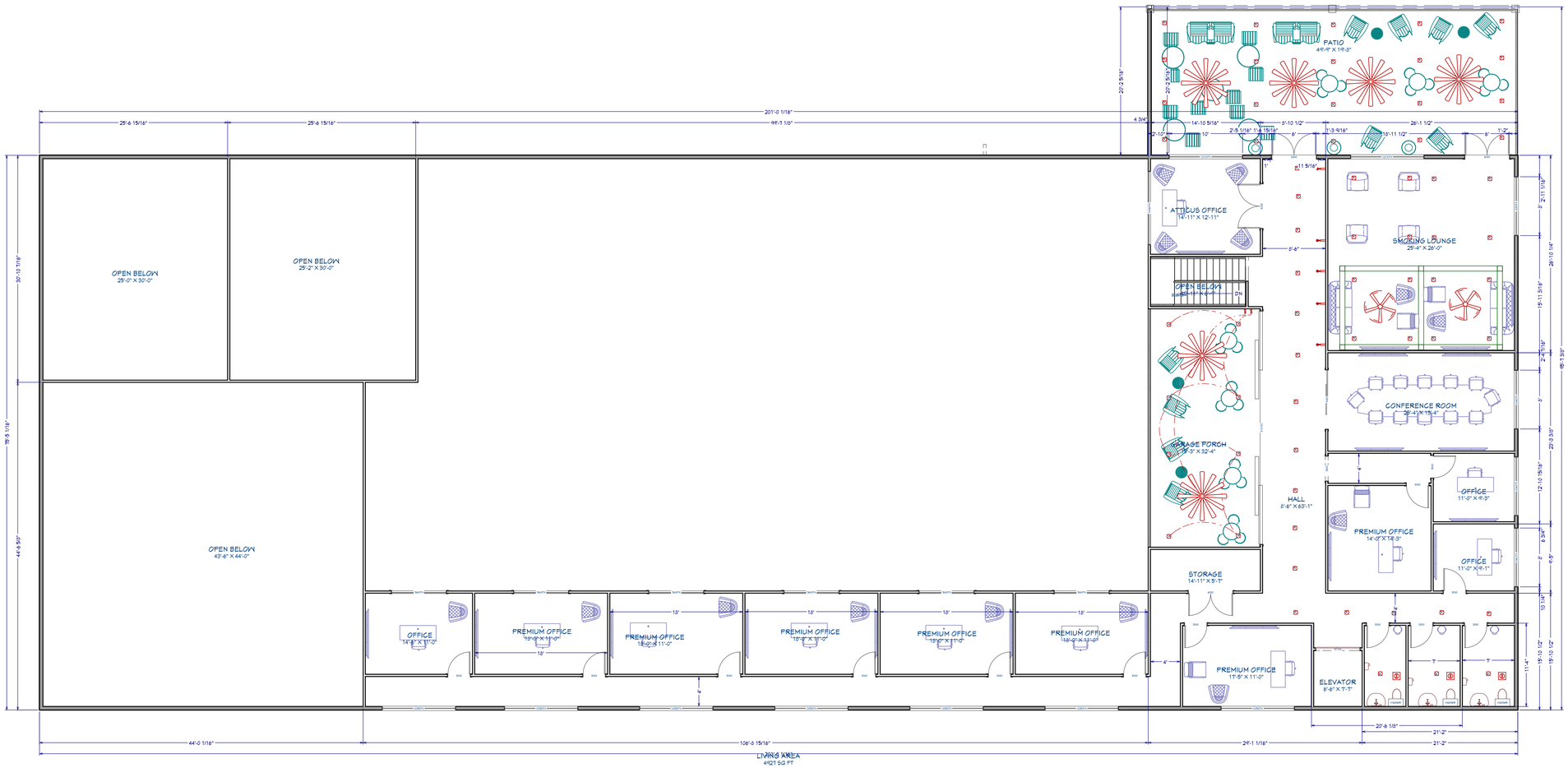

Second Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Lucas Dr.
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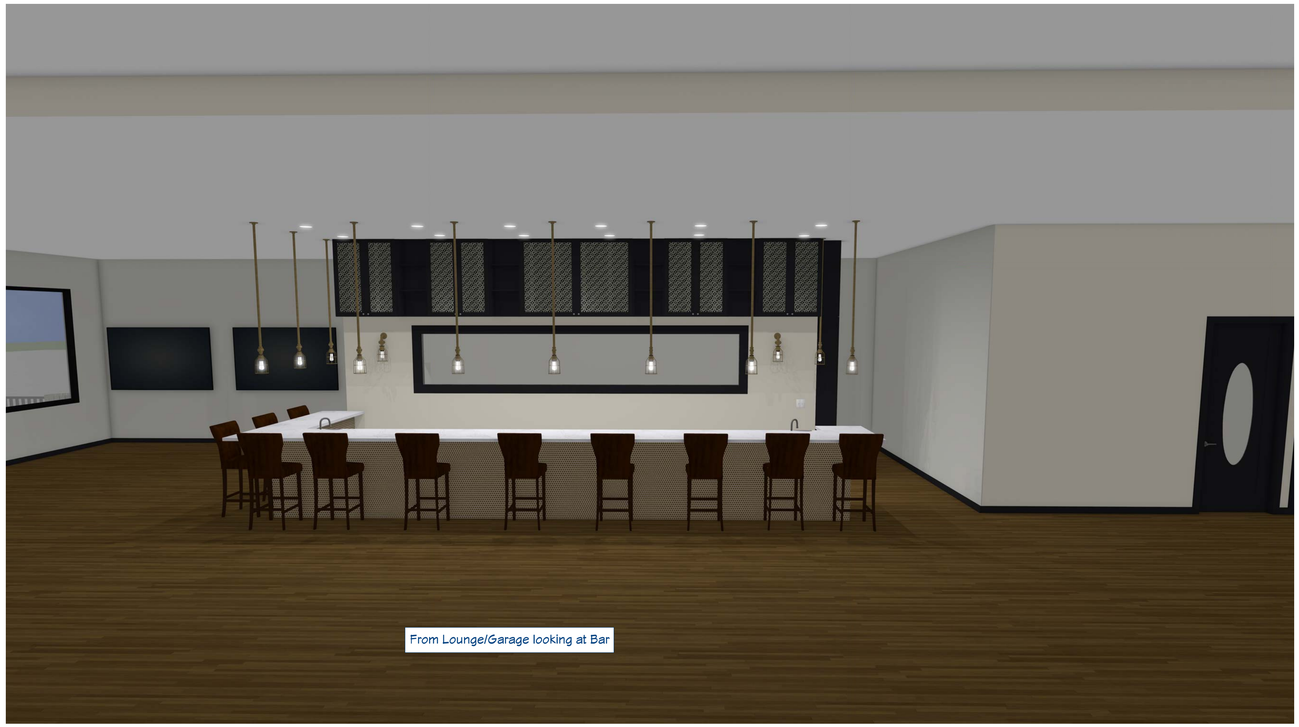

From Lounge/Garage looking at Bar

From Bar looking to restrooms and the Side Car Reserve Lounge

From Bar looking through main Lounge

Front Side of Bar looking into Lounge

REVISION TABLE

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SCALE:

SHEET:

Upstairs Bathroom Wash Area

Upstairs Main hall

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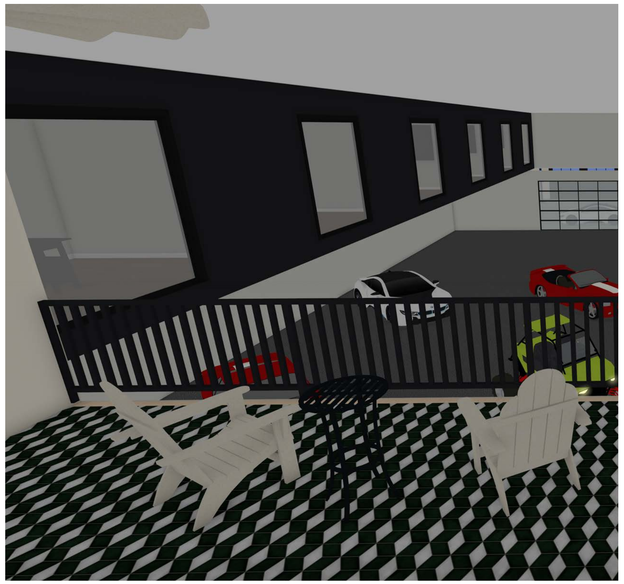

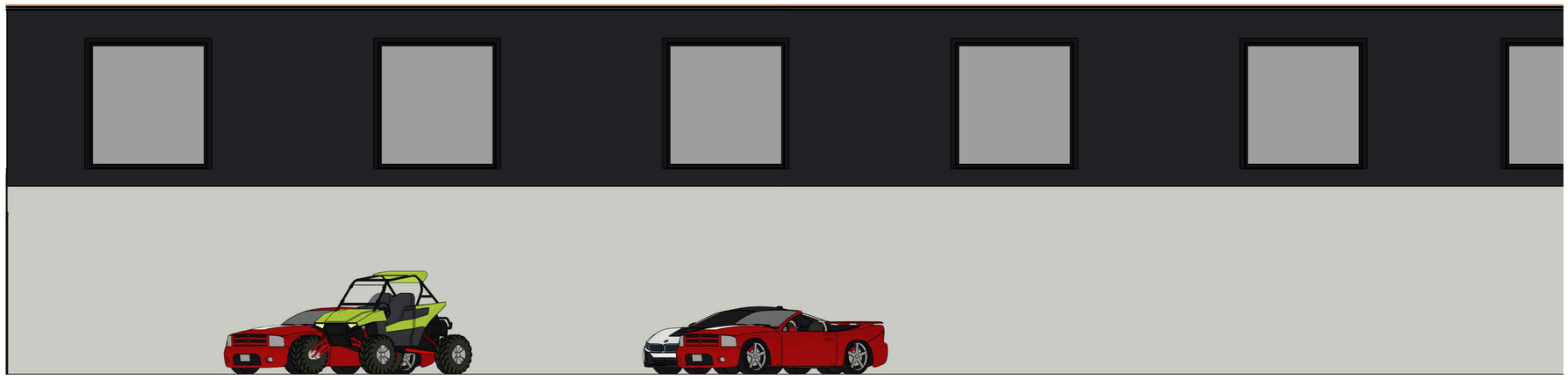

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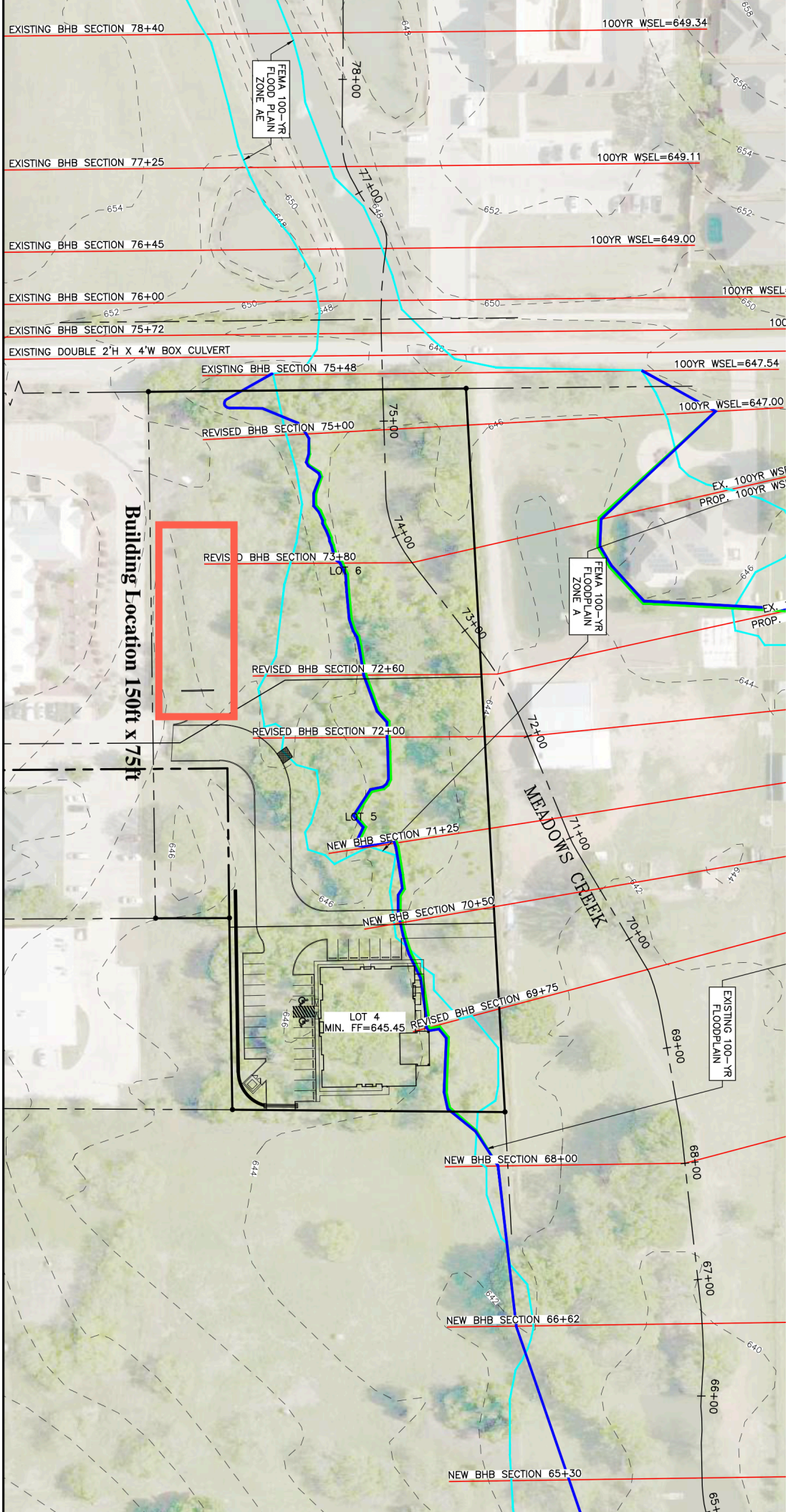
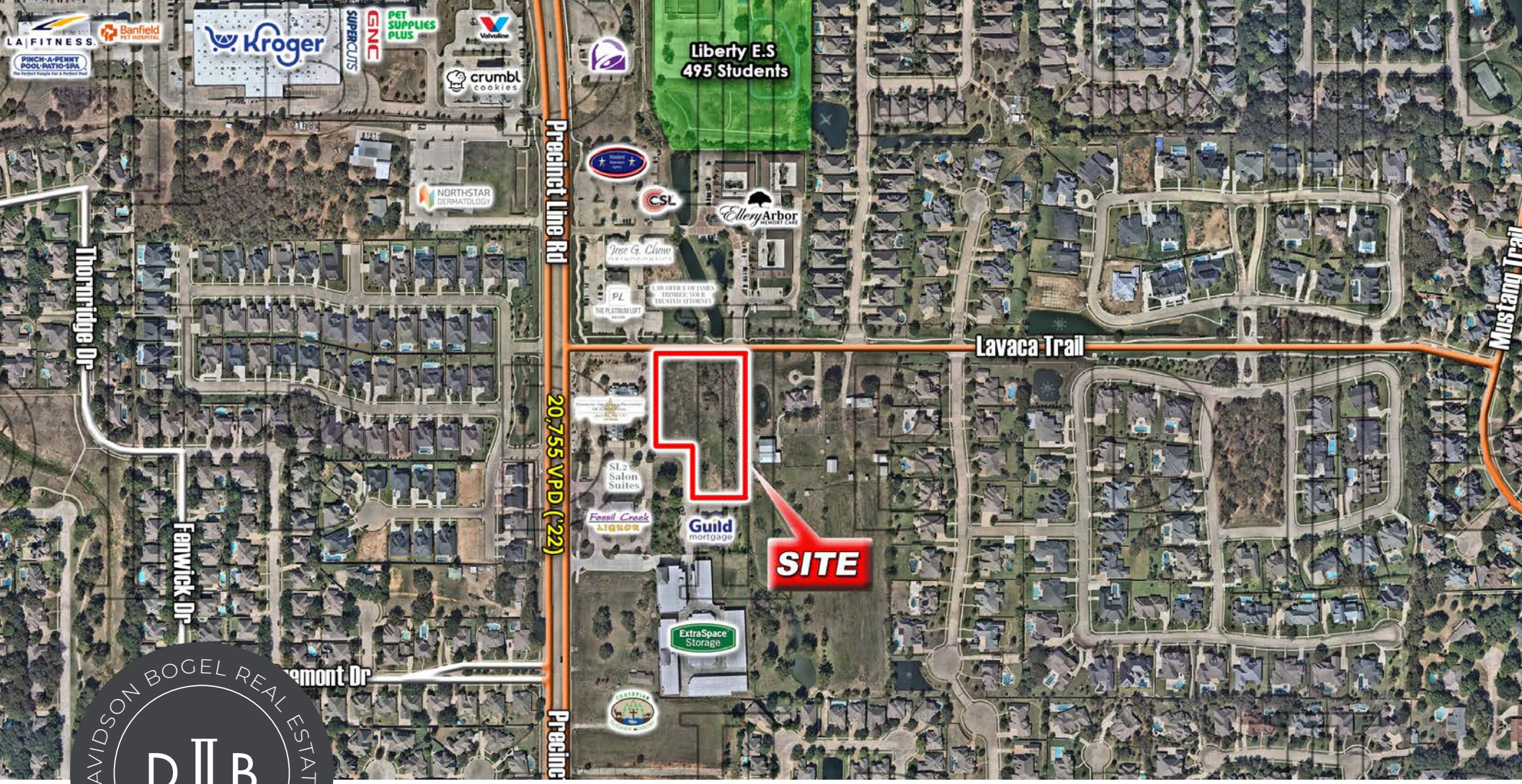

EXISTING BHB SECTION 78+40
100YR WSEL=649.34
FEMA 100-YR FLOOD PLAIN ZONE AE
78+00
EXISTING BHB SECTION 77+25
100YR WSEL=649.11
77+00
EXISTING BHB SECTION 76+45
100YR WSEL=649.00
EXISTING BHB SECTION 76+00
EXISTING BHB SECTION 75+72
EXISTING DOUBLE 2'H X 4'W BOX CULVERT
EXISTING BHB SECTION 75+48
100YR WSEL=647.54
100YR WSEL=647.00
REVISED BHB SECTION 75+00
75+00
EX. 100YR WSE
PROP. 100YR WS
74+00
REVISED BHB SECTION 73+80
LOT 6
FEMA 100-YR FLOODPLAIN ZONE A
73+80
EX.
PROP.
REVISED BHB SECTION 72+60
REVISED BHB SECTION 72+00
72+00
Building Location 150ft x 75ft
LOT 5
NEW BHB SECTION 71+25
MEADOWS CREEK
71+00
NEW BHB SECTION 70+50
70+00
LOT 4
MIN. FF=645.45
REVISED BHB SECTION 69+75
EXISTING 100-YR FLOODPLAIN
69+00
NEW BHB SECTION 68+00
68+00
67+00
NEW BHB SECTION 66+62
66+00
NEW BHB SECTION 65+30



DAVIDSON BOGEL REAL ESTATE · DALLAS, TEXAS · D B

8086 & 8078 PRECINCT LINE RD.

COLLEYVILLE, TX | TARRANT COUNTY | COLLEYVILLE I.S.D. |LAND FOR SALE

PHILLIP MAXWELL
PMaxwell@db2re.com
817.889.3542

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023

PROPERTY INFORMATION

SIZE:
± 2.942 AC

TRAFFIC COUNTS:
Precinct Line Rd.: 20,755 VPD
Tarrant Pkwy.: 25,918 VPD

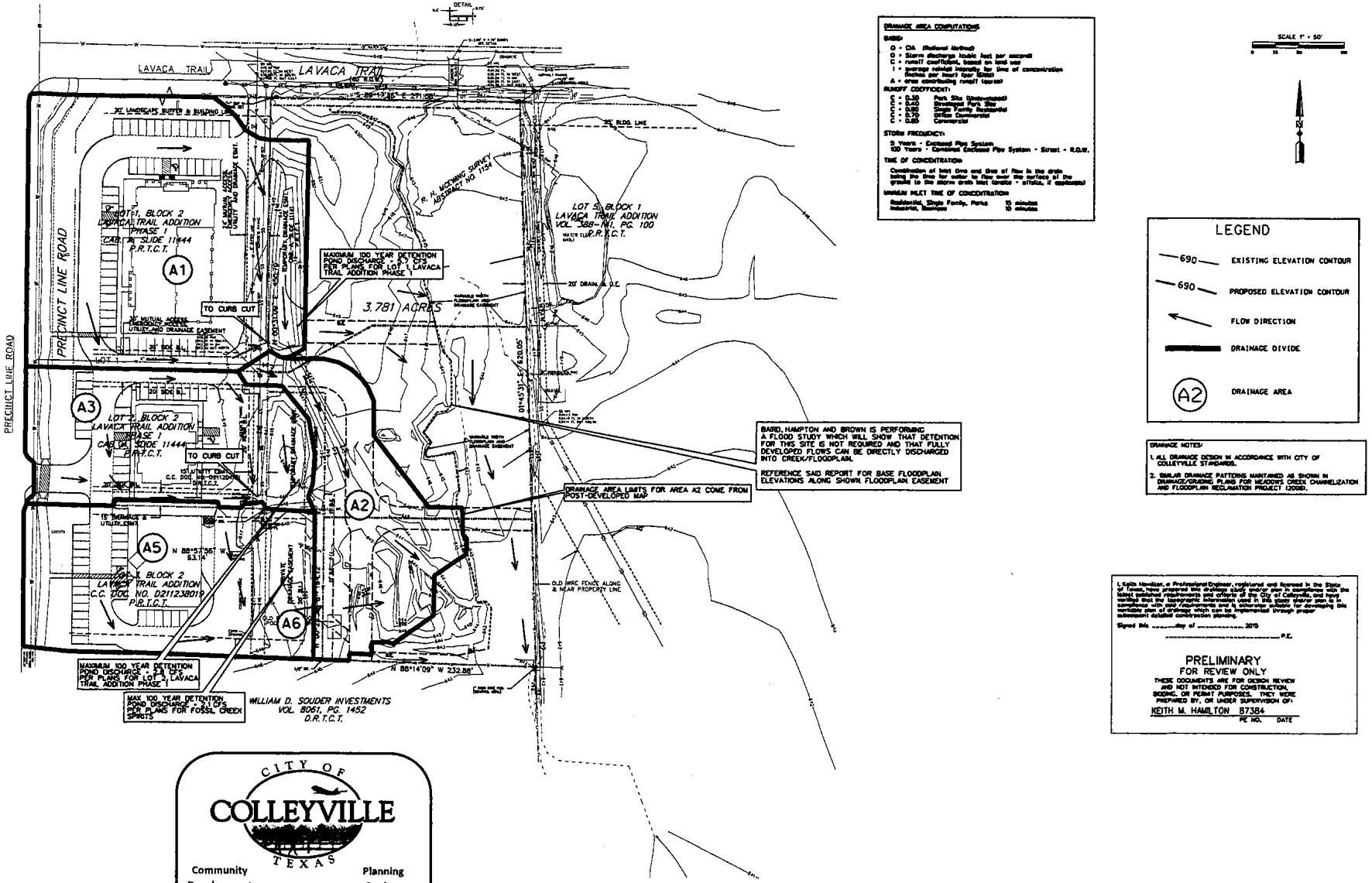
ZONING:
PUD-C

UTILITIES:
To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	7,155	75,040	239,508
2023 Average HH Income	$221,502	$198,023	$154,605
2023 Median HH Income	$166,668	$142,575	$104,404

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
Davidson & Bogel Real Estate, LLC. 2023



CITY OF COLLEYVILLE TEXAS

Community Development — Planning Review

Project Name: Ravenwood Office Park
Project/Permit Number: SP16-001
Status: Approved
Reviewer: Shane Pace/Oscar Chavez/Caleb Tan
Date: 09/16/2016

POST-DEVELOPED SITE DRAINAGE DATA

BASIN	AREA (ACRES)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I25 (IN/HR)	I50 (IN/HR)	I100 (IN/HR)	Q5 (CFS)	Q10 (CFS)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
A1	1.95	0.70	10	4.71	5.74	6.51	7.55	8.40	9.24	6.8	8.0	9.1	10.0	11.7	12.8	TO EXISTING DETENTION (5.7 CFS MAX RELEASE RATE)
A2	0.85	0.30	10	4.71	5.74	6.51	7.55	8.40	9.24	1.2	1.5	1.7	1.9	2.2	2.4	UNDEVELOPED AREA SHED WITH POST-DEVELOPED AREA OUTLINE
A3	1.01	0.70	10	4.71	5.74	6.51	7.55	8.40	9.24	3.3	4.1	4.8	5.3	5.9	6.5	TO EXISTING DETENTION (2.5 CFS MAX RELEASE RATE)
A5	1.19	0.70	10	4.71	5.74	6.51	7.55	8.40	9.24	3.9	4.8	5.4	6.3	7.0	7.7	TO EXISTING DETENTION (2.1 CFS MAX RELEASE RATE)

HAMILTON DUFFY, PC CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
2241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 284-0088 FAX (817) 284-0088

SITE CONSTRUCTION PLANS
RAVENWOOD OFFICE PARK
CITY OF COLLEYVILLE, TEXAS
PRE-DEVELOPEDDRAINAGE AREA MAP

NO.	REVISION	BY	DATE

JOB 011-066
DATE 9/2/2016
DESIGNED K.M.H.
DRAWN A.B.C.
CHECKED K.M.H.
TEXAS REGISTRATION NO. F-000260

SHEET
C1.01A

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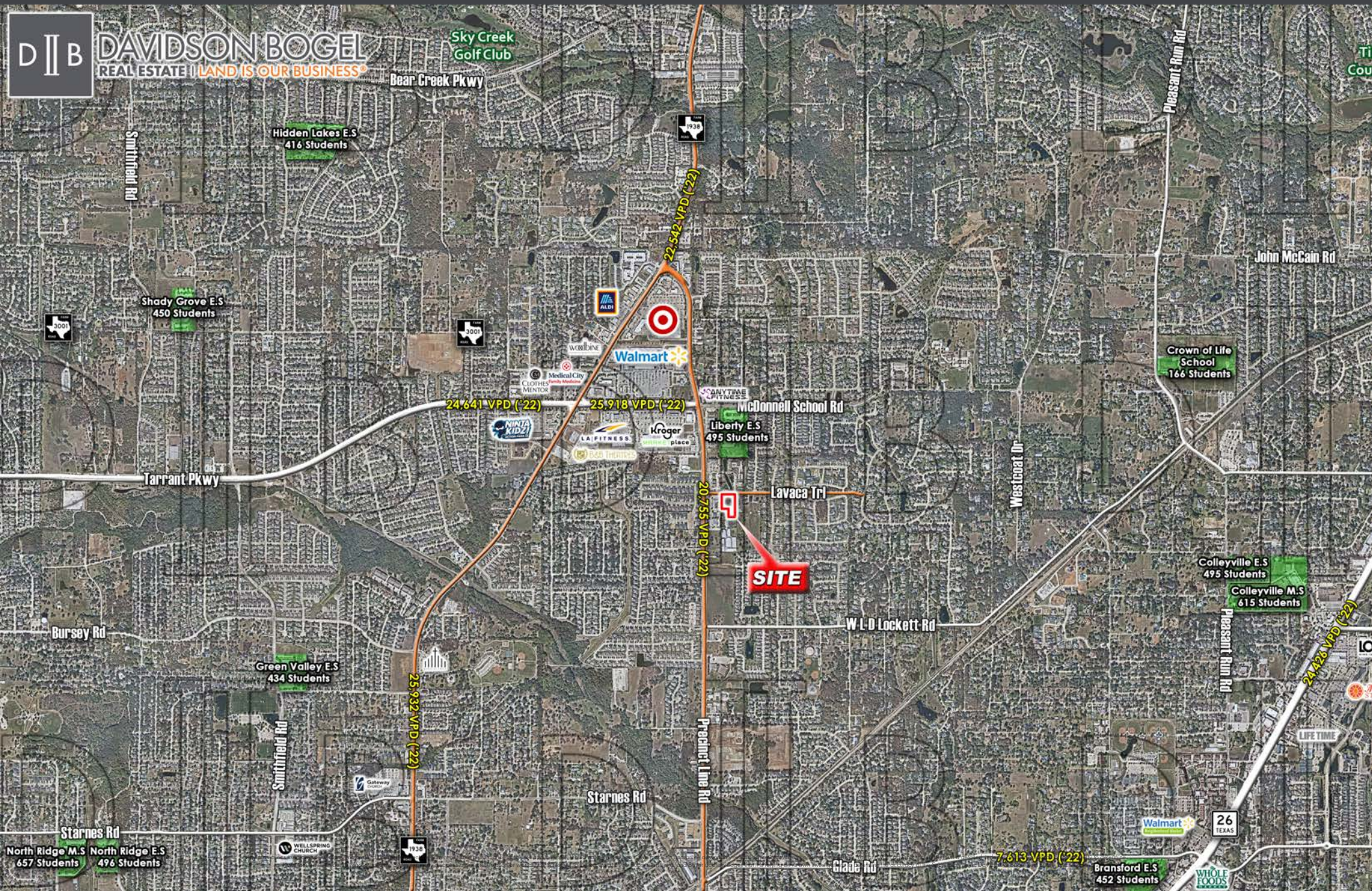
PRELogin 8/2/2016 1:58:44 PM

8086 & 8078 PRECINCT LINE RD.

WIDE AERIAL



8086 & 8078 PRECINCT LINE RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:
Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to thew owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:
You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	**9004427**	**INFO@DB2RE.COM**	**214-526-3626**
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	**598526**	**EBOGEL@DB2RE.COM**	**214-526-3626**
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
PHILLIP MAXWELL	**702869**	**PMAXWELL@DB2RE.COM**	**214-526-3626**
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

FLOOD STUDY

OF

MEADOWS CREEK

AT

RAVENWOOD OFFICE PARK

IN

THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PREPARED FOR:

RAVENWOOD DEVELOPMENT, LLC
131 Quest Ct.
Keller, TX 76248
Tel: 817-741-7535
Contact: Tim Curlee

4-26-2016
8-24-2016

APRIL 2016

PREPARED BY:

Baird, Hampton & Brown, Inc.
4550 SH 360, Suite 180
Grapevine, TX 76051
Tel: 817-251-8550, Fax: 817-251-8810
TBPE Firm #44, TBPLS Firm #10011302
BHB No. 2015.717.000

TABLE OF CONTENTS

1. **REPORT**
   a) **Introduction**
   b) **Hydraulic Analysis**
   c) **Conclusion**

2. **FLOODPLAIN EXHIBITS**
   a) **FEMA Panel 48439C0095K Firmette**
   b) **LOMR 10-06-0420P**
   c) **Floodplain Work Map Topo Survey & Prop Grades (1 of 2)**
   d) **Floodplain Work Map 2007 NCTCOG Contours (2 of 2)**
   e) **100-year Floodplain Comparison Table**

3. **HEC-RAS MODELS**
   a) **Existing Conditions Model**
   b) **Proposed Conditions Model**

4. **DISK**
   a) **Meadows Creek Plaza LOMR 07-06-0840P by BHB**
   b) **Emerald Park LOMR 10-06-0420P by NDM**
   c) **Existing Conditions Hydraulic Model**
   d) **Proposed Conditions Hydraulic Model**
   e) **Flood Study of Meadows Creek at Ravenwood Office Park Report (PDF)**

REPORT

Introduction:

This flood study has been prepared for Ravenwood Development, LLC to establish the base floodplain at the proposed Ravenwood Office Park south of Lavaca Trail in both existing and proposed conditions. The scope of this study is limited to the proposed Ravenwood Office Park Site. The contributing drainage areas totaling approximately 0.25 square miles (161 acres) drain to Meadows Creek via overland/shallow concentrated flow. Meadows Creek flows from north to south and discharges to Little Bear Creek via channelized flow. The methods used for this analysis conform to FEMA and City of Colleyville Criteria. Water quality and sediment transport are not included in this analysis.

The objective of this analysis is to establish the base flood elevations along Meadows Creek with the intent of reclaiming a portion of the FEMA floodplain fringe shown extending west across the proposed site. This is accomplished through the use of HEC-RAS to model the existing and proposed topographic conditions and determine the water surface elevations due to the storm event with a 1% annual exceedance probability (the 100-yr storm). The methodology used herein is a one dimensional steady state hydraulic model of the stream using HEC-RAS version 4.1.

Meadows Creek has been previously studied, and this study relies upon the hydrologic and hydraulic information previously determined by others in the Meadows Creek Plaza LOMR 07-06-0840P and the Emerald Park LOMR 10-06-0420P. Both the Emerald Park LOMR by Nathan D. Maier Consulting Engineers, Inc. (NDM) and the Meadows Creek Plaza LOMR by Baird, Hampton & Brown, Inc. (BHB) are included on the attached compact disk.

Per the previous studies by others, Meadows Creek is carrying ≈680 cfs (146.4 Acres) at the northern limits of the subject property (Sta. 76+00) and is carrying ≈979 cfs (248 Acres) at the northern limits of Emerald Park (Sta. 64+68) about 500 feet south of the subject property. In order to more conservatively model the stream, an additional flow change location has been added near the southern limits of the subject property (Sta. 71+25) of ≈750 cfs (161 AC); this flow is based on a simple ratio of the known flows from the contributing drainage areas.

Hydraulic Analysis:

This hydraulic model has been prepared by taking the Meadows Creek Plaza hydraulic model, adding the downstream conditions provided in the Emerald Park hydraulic model, and updating the cross sections along the subject site based upon various topographic field surveys and NCTCOG data. There were several field surveys conducted in the area; the cross sections modeled are based on a compilation of the best available topographic data. The starting 100-yr water surface elevation of 636.27 is based on the downstream Emerald Park LOMR and was input as a boundary condition to this steady flow analysis.

Cross sections were taken along the proposed site; sections are stationed beginning at the downstream end and are oriented to be viewed looking downstream. The enclosed *Floodplain Work Map*, see Floodplain Exhibits, shows the location of the cross sections along the stream. The *Floodplain Work Map* also includes the effective FEMA 100-yr (Zone A) floodplain and the calculated existing 100-yr floodplain as a comparison to the calculated proposed 100-yr floodplain.

The results of the HEC-RAS Model are summarized in the *100-year Floodplain Comparison Table*, see Floodplain Exhibits, and in following table; water surface elevations are not increased by proposed grading, but rather mitigated.

	RIVER STATION	100-YR Runoff "Q" (cfs)	100-YR Water Surface Elevation "WSEL"			100-YR Velocity (fps)	
			Existing	Proposed	Change	Existing	Proposed
	7645	395	649.00	648.98	-0.02	2.79	2.81
	7600	680	648.43	648.39	-0.04	5.70	5.81
	7572	680	648.66	648.62	-0.04	1.56	1.59
Site Extents	7548	680	647.54	647.54	0.00	4.05	4.06
	7500	680	647.00	647.00	0.00	2.80	2.80
	7380	680	646.01	645.93	-0.08	2.58	2.75
	7260	680	645.08	644.98	-0.10	2.80	2.53
	7200	680	644.46	644.42	-0.04	2.53	2.42
	7125	750	643.99	643.93	-0.06	2.21	2.20
	7050	750	643.55	643.45	-0.10	2.51	2.55
	6975	750	643.12	643.05	-0.07	2.68	2.32
	6800	750	642.22	642.22	0.00	2.38	2.38
	6662	750	641.81	641.81	0.00	2.12	2.12
	6530	750	641.42	641.42	0.00	2.81	2.81
	6468	979	640.45	640.45	0.00	5.72	5.72
	6388	979	637.26	637.26	0.00	10.12	10.12
	6338	979	635.97	635.97	0.00	9.04	9.04
	6280	979	636.27	636.27	0.00	6.55	6.55

Conclusion:

This study has been performed using methods meeting the industry standard for studies of this type and size and establishes the base flood elevations of Meadows Creek throughout the proposed Ravenwood Office Park. The proposed floodplain reclamation is on the flood fringe, not the floodway, and as herein demonstrated is not overly aggressive. Therefore, we recommend that this project proceed directly to construction, and that a Conditional Letter of Map Revision (CLOMR) not be required for this project. We also suggest that a Letter of Map Revision (LOMR) be considered at a later date... perhaps the next phase of this project. This flood study has been revised to correct the above table and to identify the Lot 4 minimum finished floor per City of Colleyville comments received August 18th, 2016.

If you have any additional questions or comments, please contact us.

Sincerely:
BAIRD, HAMPTON & BROWN, INC.

Daniel Franklin, PE
Civil Engineer

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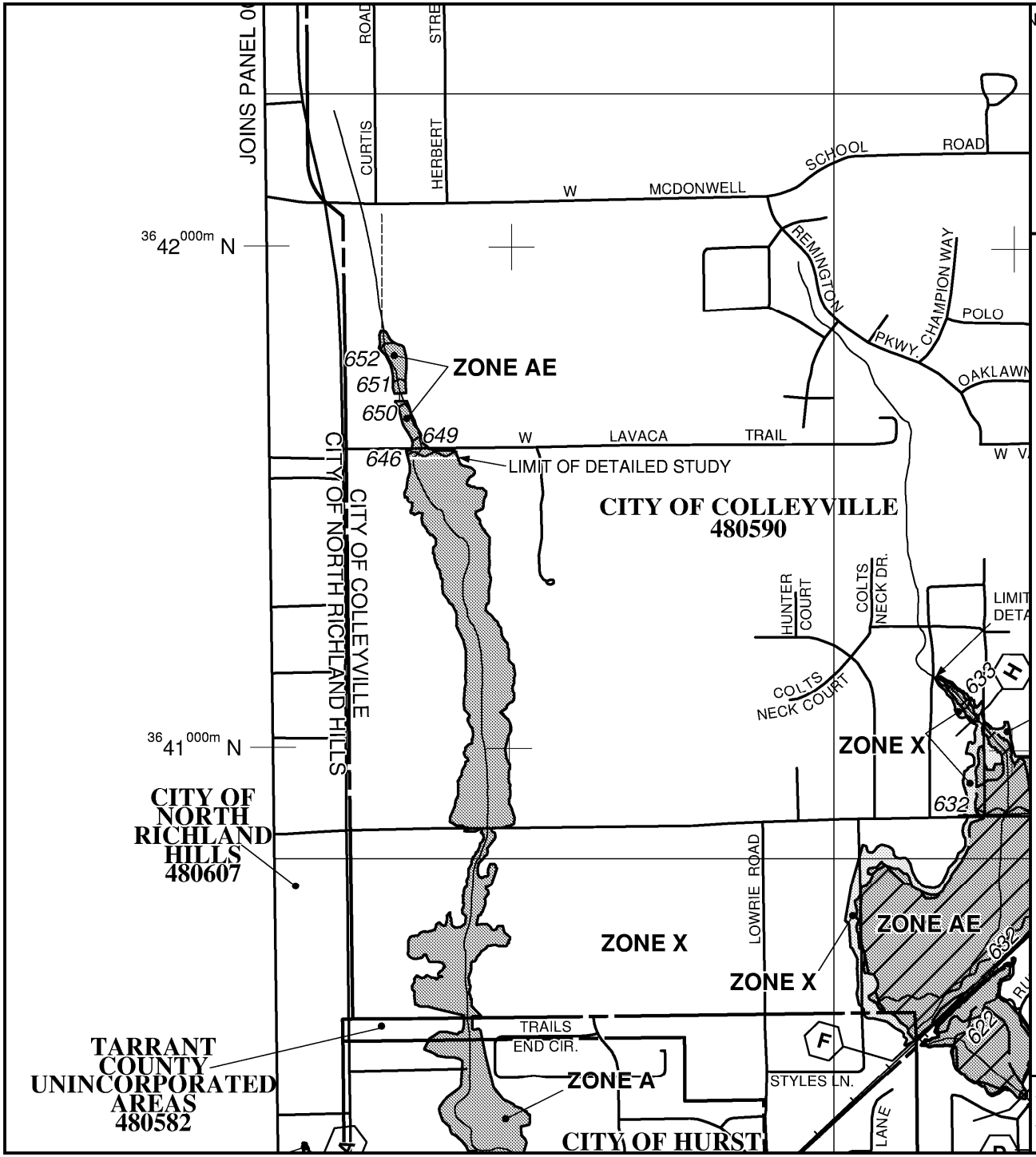
FLOODPLAIN EXHIBITS



National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS

AND INCORPORATED AREAS

PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
TARRANT COUNTY	480582	0095	K
COLLEYVILLE, CITY OF	480590	0095	K
GRAPEVINE, CITY OF	480598	0095	K
HURST, CITY OF	480601	0095	K
KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

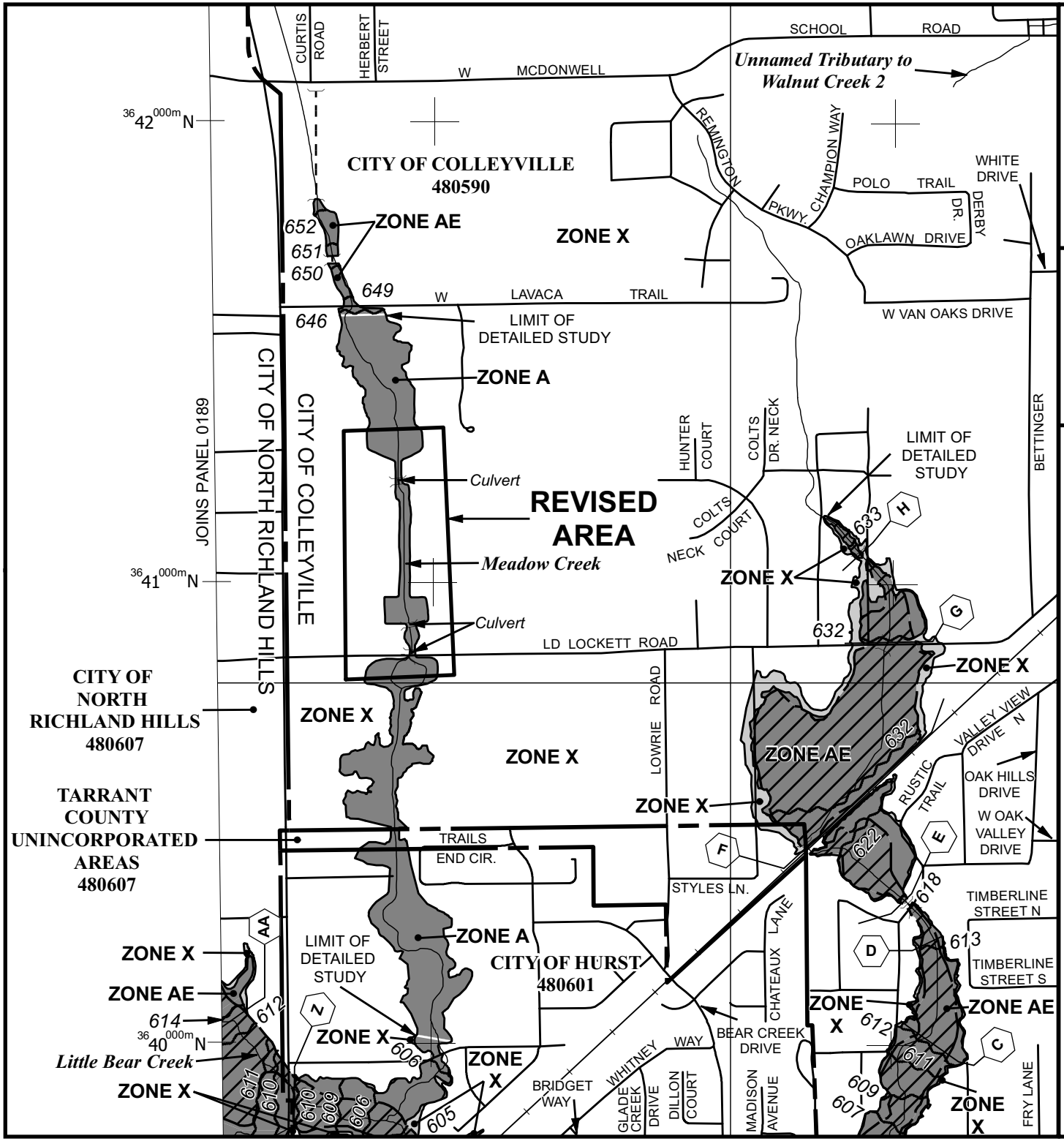
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48439C0095K

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



MAP LEGEND

- 1% annual chance (100-Year) Floodplain
- 1% annual chance (100-Year) Floodway
- 0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 1000'

1000 500 0 1000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0095K

FIRM

FLOOD INSURANCE RATE MAP

TARRANT COUNTY, TEXAS

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PANEL 95 OF 495

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

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KELLER, CITY OF	480602	0095	K
NORTH RICHLAND HILLS, CITY OF	480607	0095	K
SOUTHLAKE, CITY OF	480612	0095	K

REVISED TO REFLECT LOMR EFFECTIVE: February 5, 2010

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 48439C0095K

MAP REVISED SEPTEMBER 25, 2009

Federal Emergency Management Agency

LANTANA CT

EMMAS CT

LAVACA TRAIL

CIMMARON TR

CRESCENT LN

STERLING DR

CRYSTAL WAY

MEADOWS CREEK

LEGEND

EXISTING		PROPOSED
	SITE PROPERTY BOUNDARY	
100	ELEVATION CONTOUR	100
	FEMA EFFECTIVE 100-YR FLOODPLAIN	
	BHB 100-YR FLOODPLAIN	

N

0 60' 120'

Scale 1" = 120'

EX. 100YR WSEL=644.46
PROP. 100YR WSEL=644.42
EX. 100YR WSEL=643.99
PROP. 100YR WSEL=643.93
EX. 100YR WSEL=643.55
PROP. 100YR WSEL=643.45
EX. 100YR WSEL=643.12
PROP. 100YR WSEL=643.05
EX. 100YR WSEL=645.08
PROP. 100YR WSEL=644.96
EX. 100YR WSEL=646.01
PROP. 100YR WSEL=645.93
100YR WSEL=647.00
100YR WSEL=647.54
100YR WSEL=648.66
100YR WSEL=642.22
100YR WSEL=641.81
100YR WSEL=641.42
100YR WSEL=640.45
100YR WSEL=637.26
100YR WSEL=635.97
100YR WSEL=636.27
100YR WSEL=648.43
100YR WSEL=650.92
100YR WSEL=649.54
100YR WSEL=649.45
100YR WSEL=649.34
100YR WSEL=649.11
100YR WSEL=649.00

EXISTING BHB SECTION 79+45
EXISTING CULVERT
EXISTING BHB SECTION 79+15
EXISTING BHB SECTION 78+85
EXISTING BHB SECTION 78+40
EXISTING BHB SECTION 77+25
EXISTING BHB SECTION 76+45
EXISTING BHB SECTION 76+00
EXISTING BHB SECTION 75+72
EXISTING DOUBLE, 2'H X 4'W BOX CULVERT
EXISTING BHB SECTION 75+48

REVISED BHB SECTION 75+00
REVISED BHB SECTION 73+80
REVISED BHB SECTION 72+60
REVISED BHB SECTION 72+00
NEW BHB SECTION 71+25
NEW BHB SECTION 70+50
REVISED BHB SECTION 69+75
NEW BHB SECTION 68+00
NEW BHB SECTION 66+62
NEW BHB SECTION 65+30
NEW BHB SECTION 64+68=REVISED NDM SECTION 69+68
BHB SECTION 63+88=EXISTING NDM SECTION 88+86
BHB SECTION 63+38=EXISTING NDM SECTION 88+38
BHB SECTION 62+80=EXISTING NDM SECTION 87+80

LOT 6
LOT 5
LOT 4
MIN. FF=645.45

EXISTING 100-YR FLOODPLAIN

FEMA 100-YR FLOODPLAIN ZONE A

FEMA 100-YR FLOODPLAIN ZONE A PER LOMR CASE 10-06-0420P

FEMA 100-YR FLOOD PLAIN ZONE AE

64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 73+00 74+00 75+00 77+00 78+00

DRAWING FILE: E:\2015.000.000\2015.717.000\DWG\15.717_Work Map.dwg | Work Map

RAVENWOOD DEVELOPMENT, LLC
131 Quest Court
Keller, Texas 76248
Phone: (817) 741-7535
Contact: Jefferson Aldredge

BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
4550 SH 360, Suite 180 Grapevine, TX 76051 Tel: 817-251-8810 Fax: 817-251-8850
Website: www.bhbinc.com E-Mail: mail@bhbinc.com TBPE Firm #44 TBPLS Firm #10013302

REVISIONS	NO.	DATE

DRAWN:	CHECKED:	DATE:
DAF	KB	AUG. 2016

DESIGNED: DAF

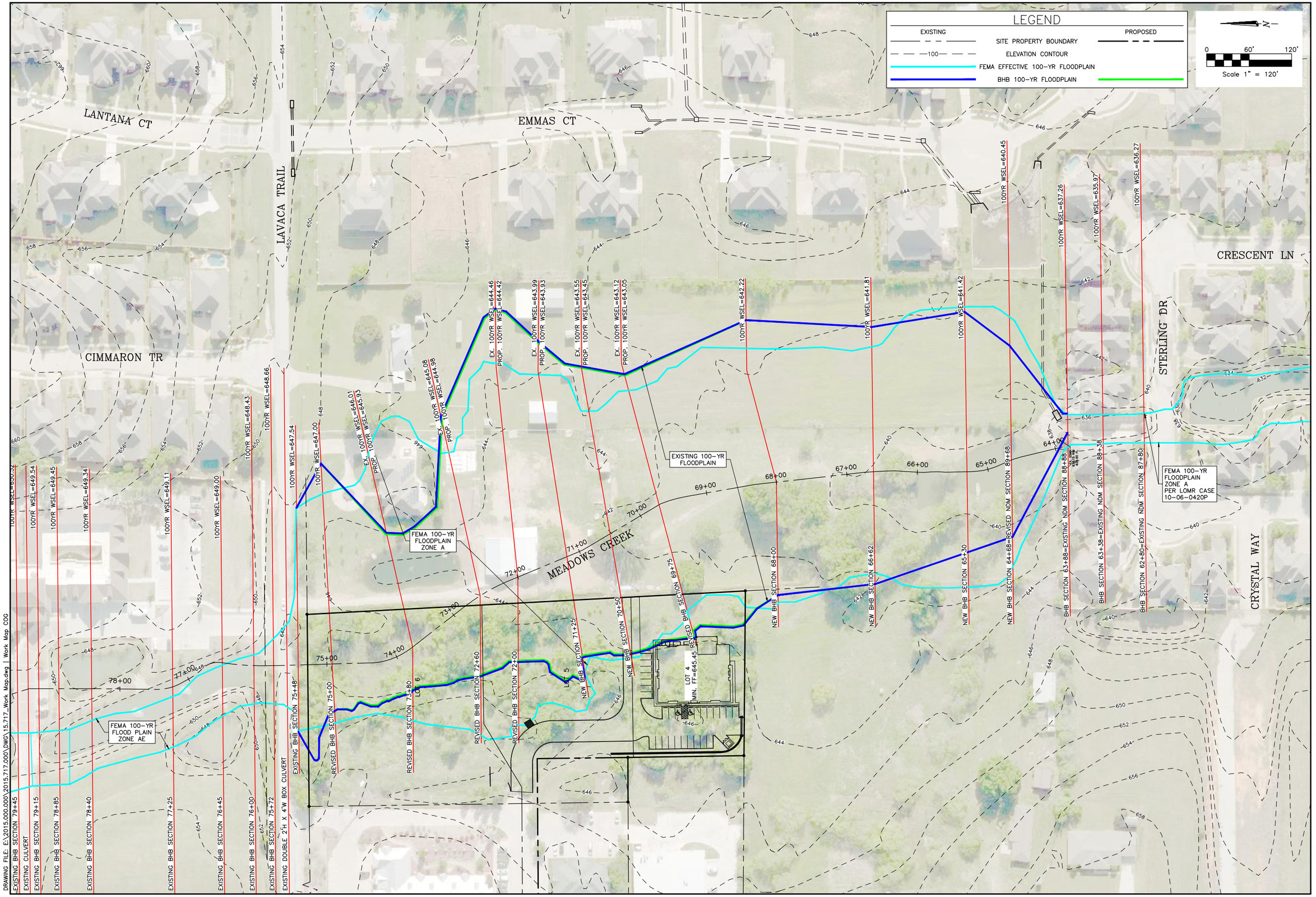
FLOODPLAIN WORK MAP
TOPO SURVEY & PROP. GRADES

FLOODPLAIN RECLAMATION OF
MEADOWS CREEK AT LAVACA
COLLEYVILLE, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. FRANKLIN, PE TX 122044. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

BHB PROJECT NO:
2015.717.000

SHEET NO:
1 of 2



DRAWING FILE: E:\2015.000.000\2015.717.000\DWG\15.717_Work Map.dwg | Work Map COG

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Contact: Jefferson Aldredge

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REVISIONS	DATE

DRAWN:	CHECKED:	DATE:
DAF	KB	AUG. 2016

NO.	DESIGNED:
	DAF

FLOODPLAIN WORK MAP
2007 NCTCOG CONTOURS

FLOODPLAIN RECLAMATION OF MEADOWS CREEK AT LAVACA
COLLEYVILLE, TX

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BHB PROJECT NO:
2015.717.000

SHEET NO:
2 of 2

April 26, 2016

100-YEAR FLOODPLAIN COMPARISON TABLE

	River Station	100yr Runoff "Q" (cfs)	100-year Water Surface Elevation (WSEL)					100-yr Velocity (fps)	
			Meadows Creek Plaza	Emerald Park	Existing	Proposed	Proposed Change	Existing	Proposed
	7960	395	650.52		650.52	650.52	0.00	2.63	2.63
	7945	395	650.51		650.52	650.51	-0.01	2.46	2.46
	7915	395	649.53		649.54	649.53	-0.01	3.56	3.58
	7885	395	649.46		649.46	649.45	-0.01	3.49	3.50
	7840	395	649.33		649.34	649.33	-0.01	3.39	3.41
	7725	395	649.10		649.11	649.09	-0.02	3.06	3.08
	7645	395	648.99		649.00	648.98	-0.02	2.79	2.81
	7600	680	648.40		648.43	648.39	-0.04	5.70	5.81
	7572	680	648.63		648.66	648.62	-0.04	1.56	1.59
Site Extents	7548	680	647.24		647.54	647.54	0.00	4.05	4.06
	7500	680	645.98		647.00	647.00	0.00	2.80	2.80
	7380	680	644.72		646.01	645.93	-0.08	2.58	2.75
	7260	680	644.30		645.08	644.98	-0.10	2.80	2.53
	7200	680	643.80		644.46	644.42	-0.04	2.53	2.42
	7125	750			643.99	643.93	-0.06	2.21	2.20
	7050	750			643.55	643.45	-0.10	2.51	2.55
	6975	750	642.50		643.12	643.05	-0.07	2.68	2.32
	6800	750			642.22	642.22	0.00	2.38	2.38
	6662	750			641.81	641.81	0.00	2.12	2.12
	6530	750			641.42	641.42	0.00	2.81	2.81
	6468	979		640.01	640.45	640.45	0.00	5.72	5.72
	6388	979		637.26	637.26	637.26	0.00	10.12	10.12
	6338	979		635.98	635.97	635.97	0.00	9.04	9.04
	6280	979		636.27	636.27	636.27	0.00	6.55	6.55

e:\2015.000.000\2015.717.000\hec-ras\spreadsheets\floodplain comparison table.docx

HEC-RAS MODELS

EXISTING CONDITIONS

HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```
X     X  XXXXXX    XXXX        XXXX       XX      XXXX
X     X  X        X    X       X   X     X  X    X
X     X  X        X            X   X    X    X   X
XXXXXXX  XXXX     X       XXX  XXXX     XXXXXX    XXXX
X     X  X        X            X  X     X    X        X
X     X  X        X    X       X   X    X    X        X
X     X  XXXXXX    XXXX        X    X   X    X   XXXXX
```

PROJECT DATA
Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:44:12 AM

Project in English units

Project Description:
Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Existing Conditions
Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p03

Geometry Title: Existing Conditions
Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

Flow Title : Existing
Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:
Number of: Cross Sections = 39 Multiple Openings = 0
Culverts = 2 Inline Structures = 0
Bridges = 0 Lateral Structures = 0

Computational Information
Water surface calculation tolerance = 0.01
Critical depth calculation tolerance = 0.01
Maximum number of iterations = 20
Maximum difference tolerance = 0.3
Flow tolerance factor = 0.001

Computation Options
Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Existing
Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

River	Reach	RS	10 yr	25 yr	50 yr	100 yr	500 yr
Meadow Creek	Reach 1	9167	201	234	272	303	370
Meadow Creek	Reach 1	8100	260	305	350	395	455
Meadow Creek	Reach 1	7600	455	530	610	680	810
Meadow Creek	Reach 1	7125	500	580	670	750	885
Meadow Creek	Reach 1	6468	586	693	775	979	1181

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known WS = 636.27
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known WS = 636.27

GEOMETRY DATA

Geometry Title: Existing Conditions
Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g03

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 9167

INPUT
Description: TNP Section
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1038	1080	45	45	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 9122

INPUT
Description: TNP Section
Station Elevation Data num= 13

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
950	660	996	659	1038	658.33	1054	654.25	1054	653.38
1060	653.21	1066	653.38	1066	654.26	1080	656.08	1104	657.38
1112	657.72	1118	658.61	1153	659.62				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
950	.035	1054	.015	1066	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1038	1080	109	109	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 9013

INPUT
Description: TNP Section (interpolated btwn post project survey sections, 1/06)
Station Elevation Data num= 13

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
984	661	1018	660	1023	659.87	1034	659	1038	658
1054	653.92	1054	653.05	1060	652.88	1066	653.05	1066	653.93
1080	655.75	1105	657.46	1115	658.14				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
984	.035	1054	.015	1066	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1038	1080	65	65	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8948

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data num= 10

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1023	659.675	1034	658.805	1038	657.805	1054	653.725	1054	652.855
1060	652.685	1066	652.855	1066	653.735	1080	655.555	1105	657.265

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1023	.035	1054	.015	1066	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1038	1080	96	96	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8852

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data num= 12

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1002	661	1019	660	1029	659	1035	658	1036	657.267
1057	652.987	1057	652.547	1063	652.407	1069	652.547	1069	652.997
1110	655.957	1310	658.7						

```
Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1002    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110              109     109     109             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8743

INPUT
Description: TNP Section (post project survey)
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1035     660    1036  656.94    1057  652.66    1057  652.22    1063  652.08
    1069  652.22    1069  652.67    1110  655.63

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1035    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1035    1110               77      77      77             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8666

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1028     660 1028.35  657.31    1036656.7475    1057652.4675    1057652.0275
    1063651.8875    1069652.0275    1069652.4775    1110655.4375    1113  655.28
    1135  655.88

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1028     .03    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110               64      64      64             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8602

INPUT
Description: TNP Section, (interpolated from TNP post proj. survey)
Station Elevation Data    num=      10
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1030     659 1030.72  656.68    1036  656.59    1057  652.31    1057  651.87
    1063  651.73    1069  651.87    1069  652.32    1110  655.28    1120   655.3

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1030    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110               93      93      93             .1       .3

CROSS SECTION
```

RIVER: Meadow Creek
REACH: Reach 1 RS: 8509

INPUT
Description: TNP section (interpolated, TNP post project survey)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5
1069	651.64	1069	652.09	1110	655.05				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1036	1110	91	91	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8418

INPUT
Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)
Station Elevation Data num= 9

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37
1063	651.23	1069	651.37	1069	651.82	1110	654.78		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1035	1110	31.99	31.99	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8386

INPUT
Description: Downstream end of concrete rip-rap. (TNP post proj. survey)
Station Elevation Data num= 10

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1036	1093	51	54	58.98	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8332

INPUT
Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)
Station Elevation Data num= 9

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1039	1092	75	68	72	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8264

INPUT
Description: TNP Section (D/S limit of TNP study area)
Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
946	1035	61	64	68	.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8200

INPUT
Description: Upstream Limit of Meadows Creek Plaza
Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
376.8	475.95	95	114	124	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8100

INPUT
Description:
Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

```
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  372.98    .035  458.02     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        372.98  458.02              134     134     134             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7960

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   657.1  363.98  651.75   381.5  647.37   416.5  647.37  434.02  651.75
     739  656.14

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  363.98    .035  434.02     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        363.98  434.02               15      15      15             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7945

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     657  362.26  651.75   380.5  647.19   415.5  647.19  433.74  651.75
     738   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  362.26    .035  433.74     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        362.26  433.74               30      30      30             .3       .5

CULVERT


RIVER: Meadow Creek
REACH: Reach 1            RS: 7930

INPUT
Description:
Distance from Upstream XS =       1
Deck/Roadway Width        =      28
Weir Coefficient          =     2.6
Upstream  Deck/Roadway Coordinates
    num=       4
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
  362.26  651.75  651.75   380.5  651.75  647.19   415.5  651.75  647.19
  433.74  651.75  651.75

Upstream Bridge Cross Section Data
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     657  362.26  651.75   380.5  647.19   415.5  647.19  433.74  651.75
     738   656.4

Manning's n Values        num=       3
```

```
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  362.26    .035  433.74     .05

Bank Sta: Left   Right    Coeff Contr.   Expan.
        362.26  433.74             .3       .5

Downstream  Deck/Roadway Coordinates
    num=       4
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
  359.78  651.75  651.75   378.5  651.75  647.07   413.5  651.75  647.07
  432.22  651.75  651.75

Downstream Bridge Cross Section Data
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.9  359.78  651.75   378.5  647.07   413.5  647.07  432.22  651.75
     736   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  359.78    .035  432.22     .05

Bank Sta: Left   Right    Coeff Contr.   Expan.
        359.78  432.22             .3       .5

Upstream Embankment side slope              =       0 horiz. to 1.0 vertical
Downstream Embankment side slope            =       0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow =     .95
Elevation at which weir flow begins         =
Energy head used in spillway design         =
Spillway height used in design              =
Weir crest shape                            = Broad Crested

Number of Culverts =  1

Culvert Name     Shape      Rise    Span
Culvert #1           Box       3       6
FHWA Chart # 8 - flared wingwalls
FHWA Scale # 1 - Wingwall flared 30 to 75 deg.
Solution Criteria = Highest U.S. EG
Culvert Upstrm Dist  Length    Top n  Bottom n  Depth Blocked  Entrance Loss Coef   Exit
Loss Coef
                  1      28     .015     .015        0                    .4
1
Number of Barrels =  4
Upstream   Elevation =  647.19
Centerline Stations
    Sta.    Sta.    Sta.    Sta.
   386.5   393.5   400.5   407.5
Downstream Elevation =  647.07
Centerline Stations
    Sta.    Sta.    Sta.    Sta.
   386.5   393.5   400.5   407.5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7915

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.9  359.78  651.75   378.5  647.07   413.5  647.07  432.22  651.75
     736   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  359.78    .035  432.22     .05
```

```
Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        359.78  432.22               30      30      30             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7885

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.7   360.3   650.5   374.5  646.95   409.5  646.95   423.7   650.5
     734   656.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   360.3    .035   423.7     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         360.3   423.7               50      50      49             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7840

INPUT
Description: Geometry from Survey Section #2
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     656  337.58   650.5   352.5  646.77   387.5  646.77  402.42   650.5
     730     657

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  337.58    .035  402.42     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        337.58  402.42              125     125     125             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7725

INPUT
Description: Survey Section #2
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   651.2  278.74  650.25   294.5  646.31   329.5  646.31  345.26  650.25
     722     657

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  278.74    .035  345.26     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        278.74  345.26               80      80      80             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7645
```

```
INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
     -49   650.9  242.46     650   258.5  645.99   293.5  645.99  309.54     650
     717   656.8

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
     -49     .05  242.46    .035  309.54     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        242.46  309.54               45      45      46             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7600

INPUT
Description: Meadows Creeek Plaza Field Survey
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    -115     650  232.74   649.5   247.5  645.81   282.5  645.81  297.26   649.5
     705   655.8

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    -115     .05  232.74    .035  297.26     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        232.74  297.26               28      28      28             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7572

INPUT
Description: Upstream Face Culvert at Lavaca Trail
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    -100     650       4     648     103   646.8     203   645.9   261.5     646
   298.4   646.3  334.85  645.62  338.95  645.62  343.15  645.62   357.8   646.7
     450     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    -100     .05  334.85    .035  343.15     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        334.85  343.15               24      24      24             .3       .5
Ineffective Flow     num=       2
   Sta L   Sta R    Elev  Permanent
    -100   298.4   646.3       F
   357.8     450   646.7       F

CULVERT


RIVER: Meadow Creek
REACH: Reach 1            RS: 7560

INPUT
Description:
Distance from Upstream XS =       2
Deck/Roadway Width        =      20
Weir Coefficient          =     2.6
```

Upstream Deck/Roadway Coordinates
num= 10

Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord
-100	651	600	3.2	649	600	53.19	648.5	600
115.3	648	600	204.2	647.34	600	252	647.33	600
297.3	648	600	339.65	648.52	600	355.3	648.48	600
450	651	600						

Upstream Bridge Cross Section Data
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7
450	650								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
-100	.05	334.85	.035	343.15	.05

Bank Sta: Left Right Coeff Contr. Expan.
334.85 343.15 .3 .5

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
-100	298.4	646.3	F
357.8	450	646.7	F

Downstream Deck/Roadway Coordinates
num= 10

Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord
-100	651	600	3.2	649	600	53.19	648.5	600
115.3	648	600	204.2	647.34	600	252	647.33	600
297.3	648	600	339.65	648.52	600	355.3	648.48	600
450	651	600						

Downstream Bridge Cross Section Data
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta: Left Right Coeff Contr. Expan.
328.7 344.7 .3 .5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
Downstream Embankment side slope = 0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow = .95
Elevation at which weir flow begins = 647.33
Energy head used in spillway design =
Spillway height used in design =
Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete
FHWA Scale # 1 - Side tapered; Less favorable edges
Solution Criteria = Highest U.S. EG

Culvert Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
0	24	.015	.015	0	.5	1

Number of Barrels = 2
Upstream Elevation = 645.62
Centerline Stations

```
    Sta.    Sta.
   336.9   341.1
Downstream Elevation =  645.5
Centerline Stations
    Sta.    Sta.
   336.9   341.1

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7548

INPUT
Description: Downstream Face Culvert at Lavaca Trail
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     648    94.8     647   155.1   646.5   252.3   646.4   328.7   646.9
  334.85   645.5  338.95   645.5  343.15   645.5   344.7     647   352.5     647
     450     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .06   328.7    .055   344.7     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          328.7   344.7               43      48      54             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7500

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   647.5     154     646   241.8     646     278     647     295     646
   363.4     646   442.3     648     495     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05     278     .05   442.3     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
           278   442.3               95     120     113             .1       .3
Ineffective Flow     num=       1
   Sta L   Sta R    Elev  Permanent
       0     278     647          F

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7380

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      16
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   646.3    25.8     646    55.3   645.9   204.7     646   226.2     645
     257     644   277.4     639   286.4     639   308.4     644     325   645.6
     371   644.9     420     645   432.1     646     455     648     519   649.4
   548.2   648.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   226.2     .05     420     .06
```

```
Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         226.2     420              170     120     100             .1       .3
Ineffective Flow     num=       2
   Sta L   Sta R    Elev  Permanent
     257   308.4     644       T
       0   204.7     646       F

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7260

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       9
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   646.1     5.2     646   100.2     645   236.3     644     341     644
     395   644.4     461     646     485     648     550   648.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   100.2     .05     395     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         100.2     395              120      60      55             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7200

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      12
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   645.2     3.6     645   104.1     644     127   643.8   208.4   643.8
   419.8   643.4     460     643     505     644     515   644.1     530   643.7
   616.8     648     629   648.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   208.4     .05     505     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         208.4     505              60      75      85             .1       .3
Blocked Obstructions     num=       1
   Sta L   Sta R    Elev
     350     420     647

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7125

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      12
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   644.9      50   644.2      90   643.9     128   643.5   209.2   643.4
   393.6   642.6     455     643     485   643.4     521   642.8     536     644
   560.4     645   594.6     647

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   209.2     .05     485     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
```

```
         209.2     485               62      75      70              .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7050

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      10
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   644.1      40   644.3      90   644.5     127   643.8   209.1   643.1
     362     642   448.2     642   453.2     643   529.4     644     565   645.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   209.1     .05   453.2     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         209.1   453.2               60      75      90              .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6975

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   643.4    44.4   642.9      95   643.5     138     643   210.7   642.2
   324.5   641.5   394.8     642   531.4   644.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   210.7     .05   394.8     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         210.7   394.8              185     175     150              .1       .3
Ineffective Flow     num=       1
   Sta L   Sta R    Elev  Permanent
       0      95   643.5       F

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6800

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       7
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   642.6      90     642   170.7     641   210.3   640.8     293   640.5
   398.6     642   497.7   643.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   210.3     .05   398.6     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         210.3   398.6              150     138     180              .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6662
```

```
INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   642.6    56.7     642   119.9     641   207.8     640     275   639.6
   322.2     640   417.2     642     492     642

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   207.8     .05   322.2     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         207.8   322.2              150     132     135             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6530

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   642.3    11.6     642      83     641   144.3   640.3   196.2     641
     208   641.8   242.6     640   276.1   638.8   336.1     640   458.5     642
     492     643

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   242.6     .05   336.1     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         242.6   336.1                68      62      76             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6468

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      14
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   645.3    57.5     644   203.2     642     249     641   323.3     640
   337.7   639.8   351.1     640     399   641.7   414.4     640   451.1   638.4
   541.7     640   621.9     642     659     644   682.8   644.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   414.4     .05   541.7     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         414.4   541.7              160      80     180             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 6388

INPUT
Description: Emerald Park 88+88 (Channel Section D-D)
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1000     640    1165     639    1168     637    1176  632.96    1190  632.96
    1198     637    1201     639    1550     640
```

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1165	1201	50	50	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT
Description: Emerald Park 88+38 (Channel Section D-D)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	635.3	1176	631.3	1190	631.3
1198	635.3	1201	639	1550	640				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1165	1201	58	58	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT
Description: Emerald Park 87+80 (This is a REPEATED Section)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	638.7	1055	637.7	1070	633.29	1070	631.29	1100	631.29
1100	633.29	1115	637.7	1170	638.7				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.033	1070	.02	1100	.033

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1070	1100	60	60	.3	.5

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
1000	1070	637.4	F
1100	1170	637.4	F

SUMMARY OF MANNING'S N VALUES

River:Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035
Reach 1	8386	.035	.035	.035

Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	Culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	Culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.06
Reach 1	7125	.05	.05	.06
Reach 1	7050	.05	.05	.06
Reach 1	6975	.05	.05	.06
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	Culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	Culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100
Reach 1	7260	120	60	55

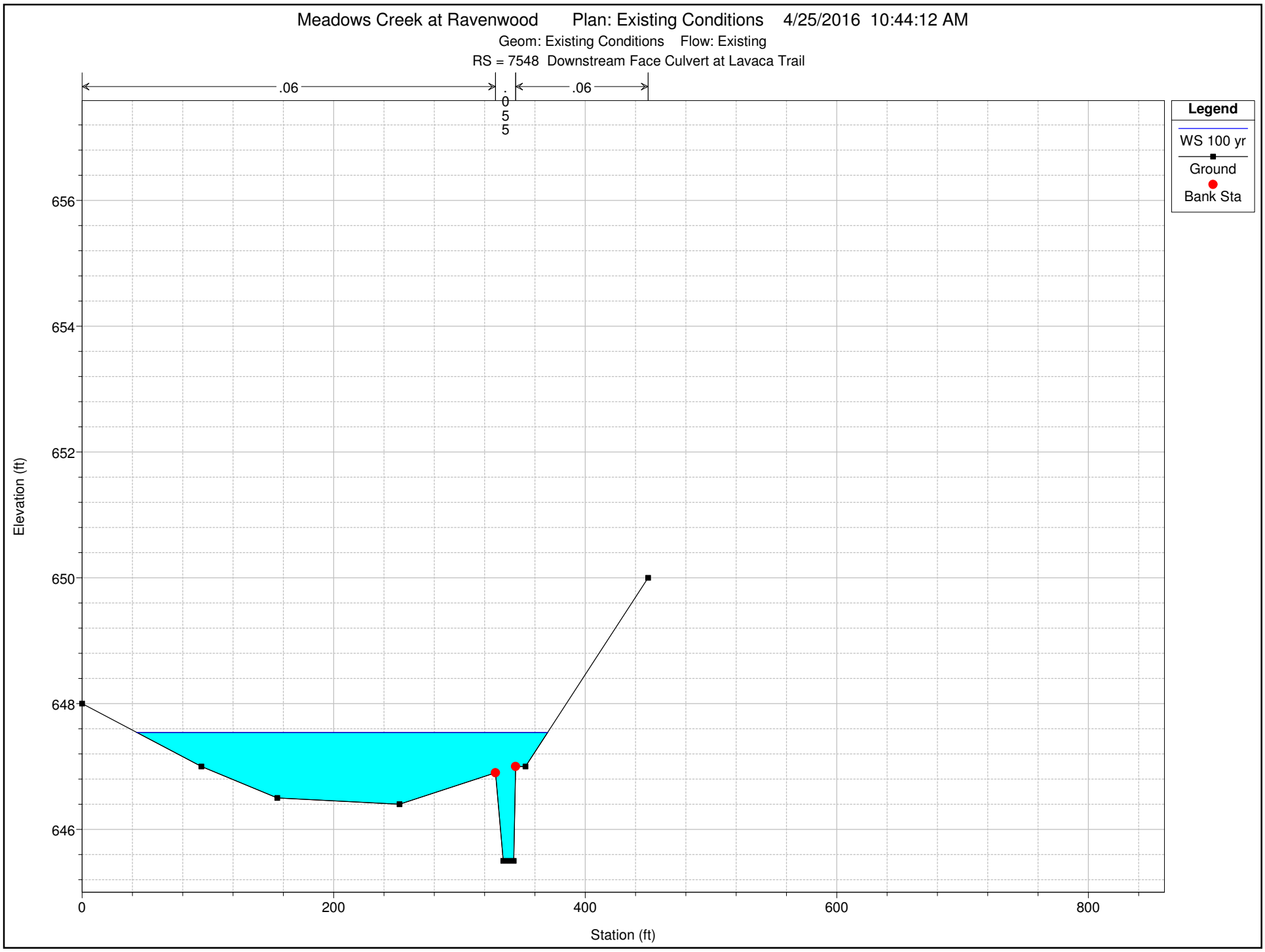
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

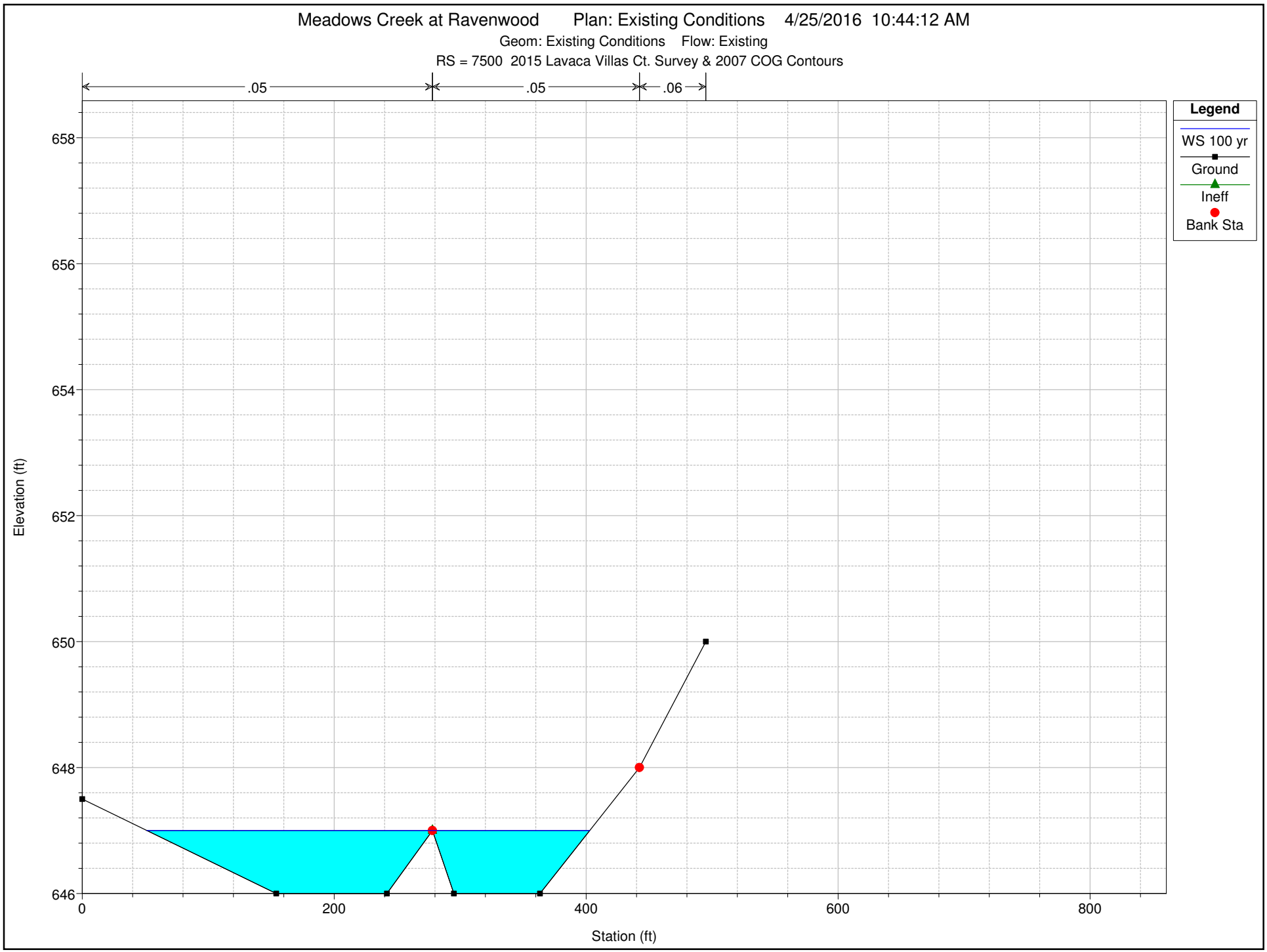
SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	Culvert	
Reach 1	7915	.3	.5
Reach 1	7885	.3	.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	Culvert	
Reach 1	7548	.3	.5
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

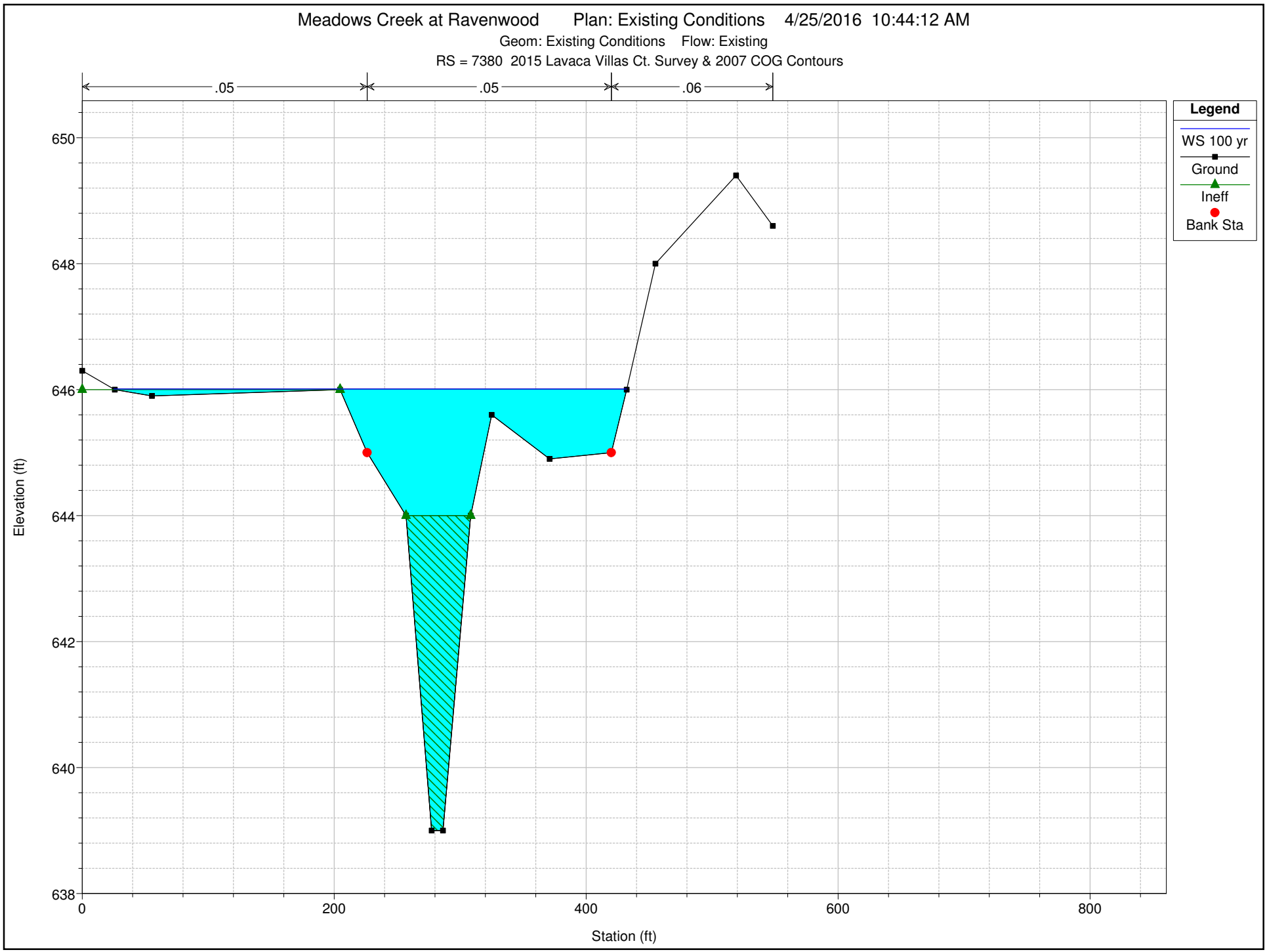
HEC-RAS Plan: Existing Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264 South PL	100 yr	303.00	650.65	651.87	651.70	652.07	0.008371	3.64	91.85	162.89	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005552	3.29	92.09	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005747	4.03	98.00	69.66	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001154	2.63	150.21	60.24	0.29
Reach 1	7945	100 yr	395.00	647.19	650.52	648.67	650.61	0.000951	2.46	160.63	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.54		649.74	0.002794	3.56	110.82	54.75	0.44
Reach 1	7885	100 yr	395.00	646.95	649.46		649.65	0.002628	3.49	113.16	55.10	0.43
Reach 1	7840	100 yr	395.00	646.77	649.34		649.52	0.002417	3.39	116.44	55.57	0.41
Reach 1	7725	100 yr	395.00	646.31	649.11		649.25	0.001787	3.06	129.16	57.37	0.36
Reach 1	7645	100 yr	395.00	645.99	649.00		649.12	0.001371	2.79	141.52	59.07	0.32
Reach 1	7600	100 yr	680.00	645.81	648.43		648.94	0.006669	5.70	119.33	55.98	0.69
Reach 1	7572	100 yr	680.00	645.62	648.66	646.81	648.67	0.000309	1.56	830.33	442.55	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011772	4.05	271.91	326.59	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	646.01	645.39	646.11	0.005227	2.58	284.54	407.24	0.40
Reach 1	7260	100 yr	680.00	644.00	645.08		645.20	0.011754	2.80	248.31	330.01	0.55
Reach 1	7200	100 yr	680.00	643.00	644.46		644.55	0.008311	2.53	301.76	417.53	0.47
Reach 1	7125	100 yr	750.00	642.60	643.99		644.06	0.005450	2.21	375.28	457.76	0.39
Reach 1	7050	100 yr	750.00	642.00	643.55		643.65	0.005616	2.51	315.04	338.72	0.40
Reach 1	6975	100 yr	750.00	641.50	643.12	642.62	643.22	0.005666	2.68	320.84	378.81	0.41
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52


Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM
Geom: Existing Conditions Flow: Existing
RS = 7548 Downstream Face Culvert at Lavaca Trail
.06
.055
.06
Legend
WS 100 yr
Ground
Bank Sta
656
654
652
650
648
646
Elevation (ft)
0
200
400
600
800
Station (ft)
1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

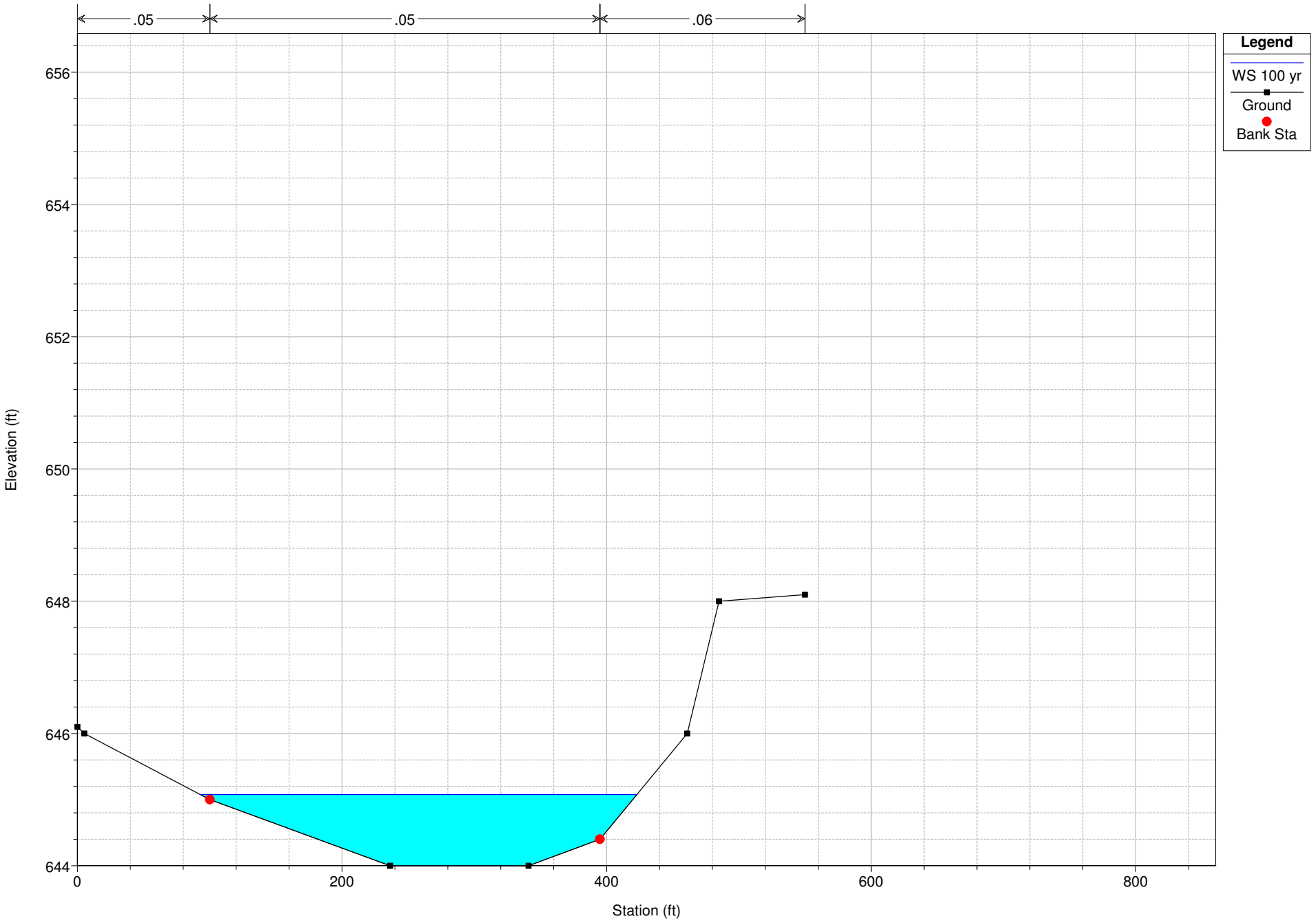


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

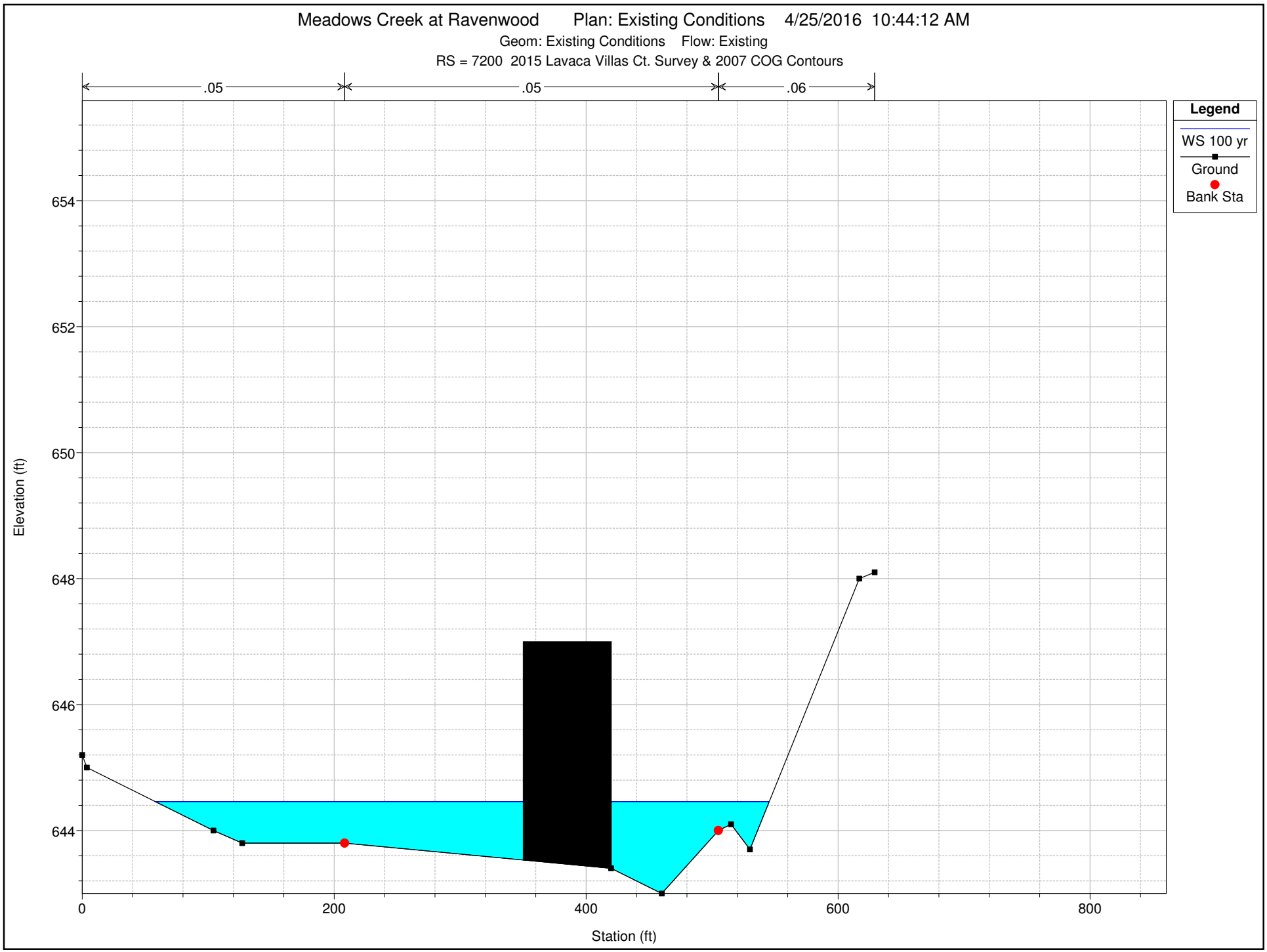
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

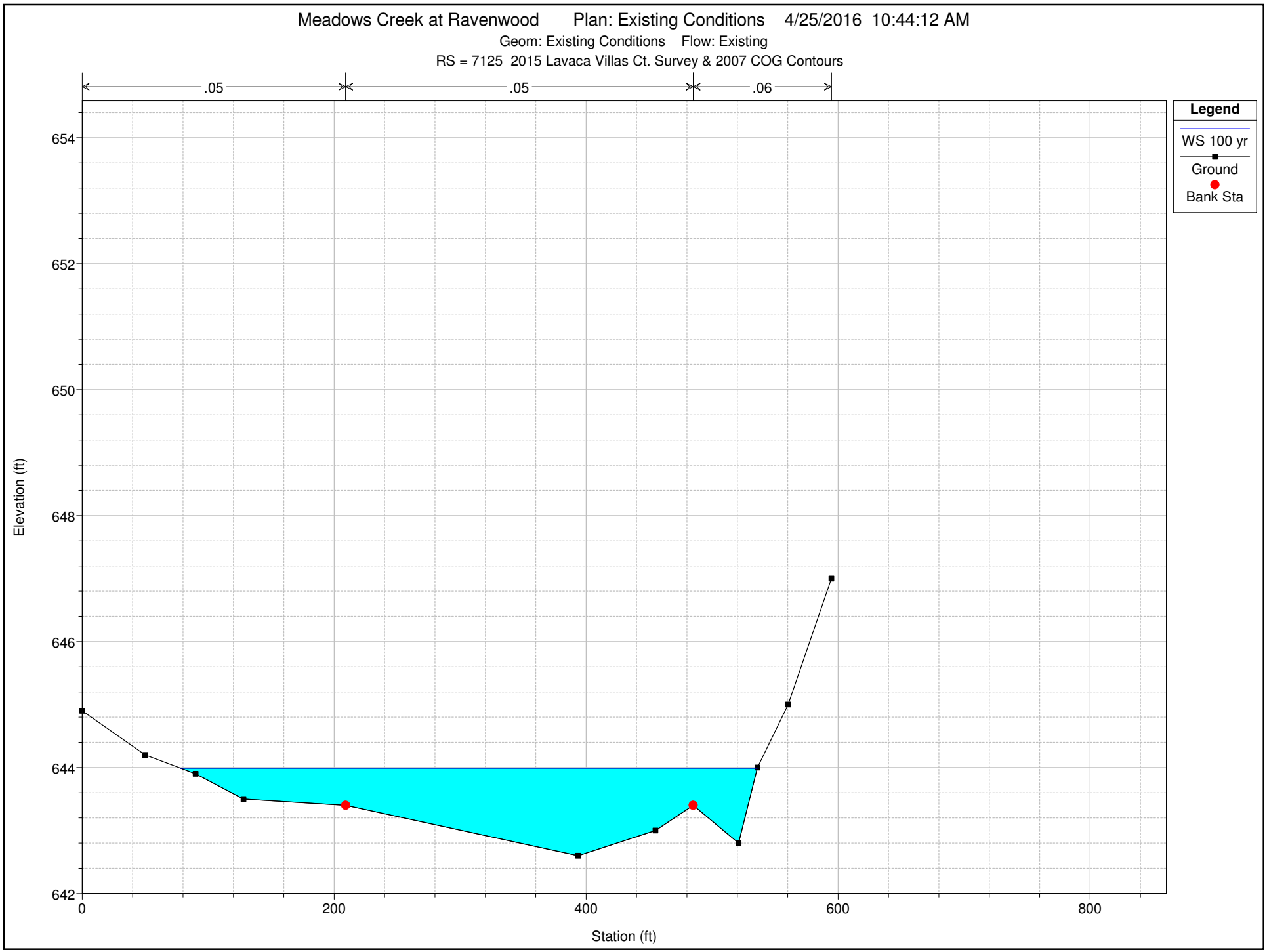
RS = 7260 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



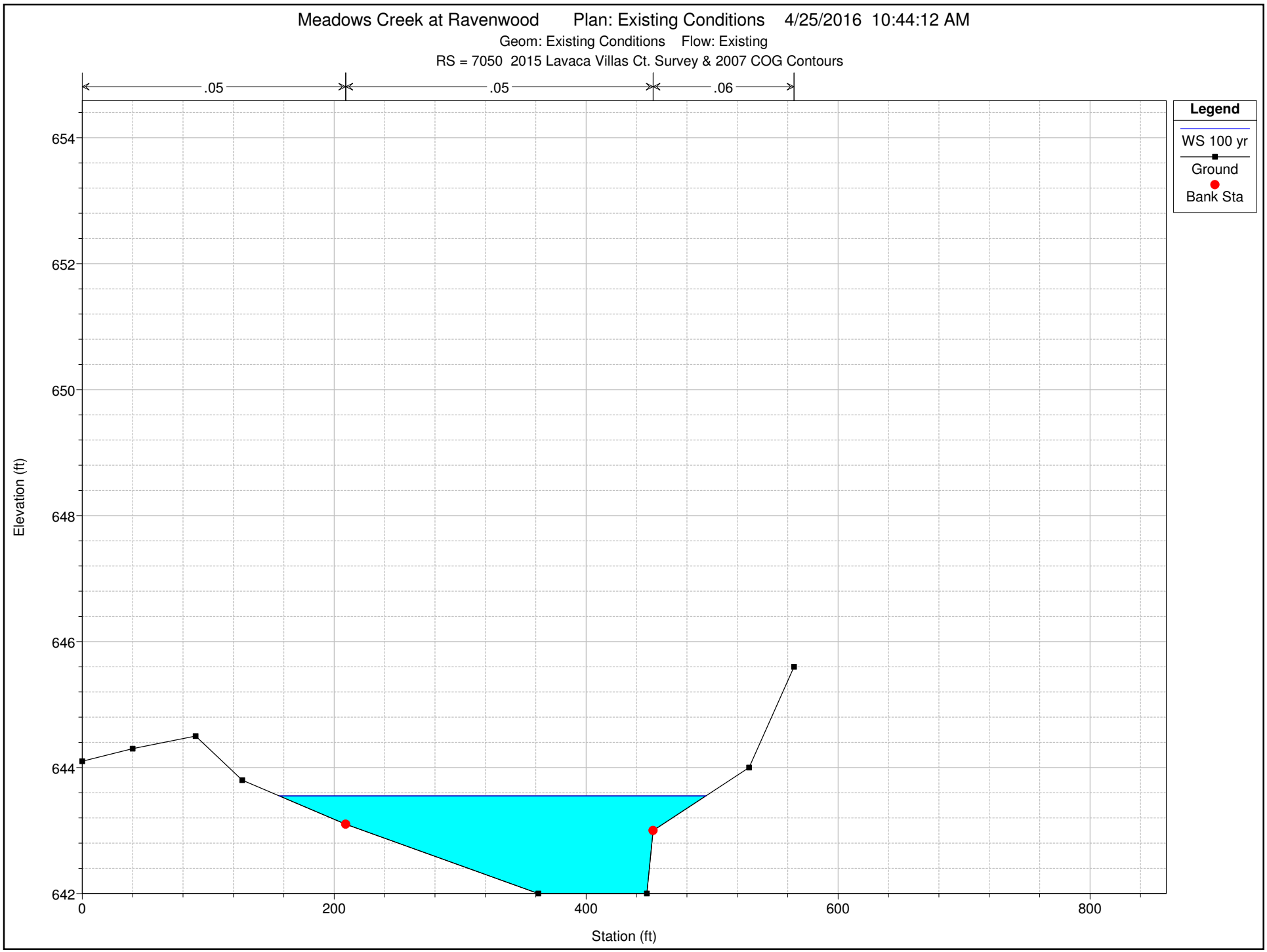
1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

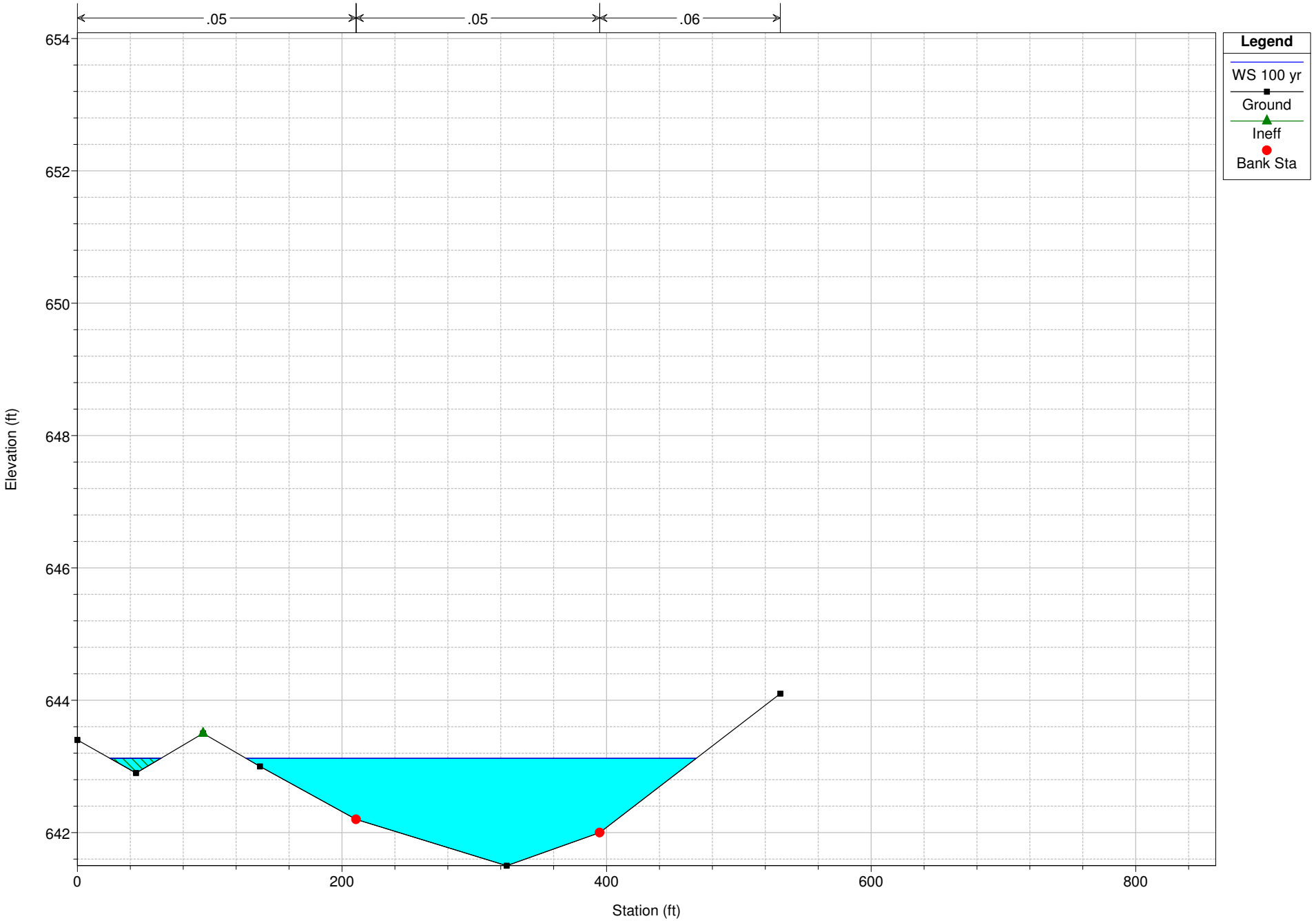


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

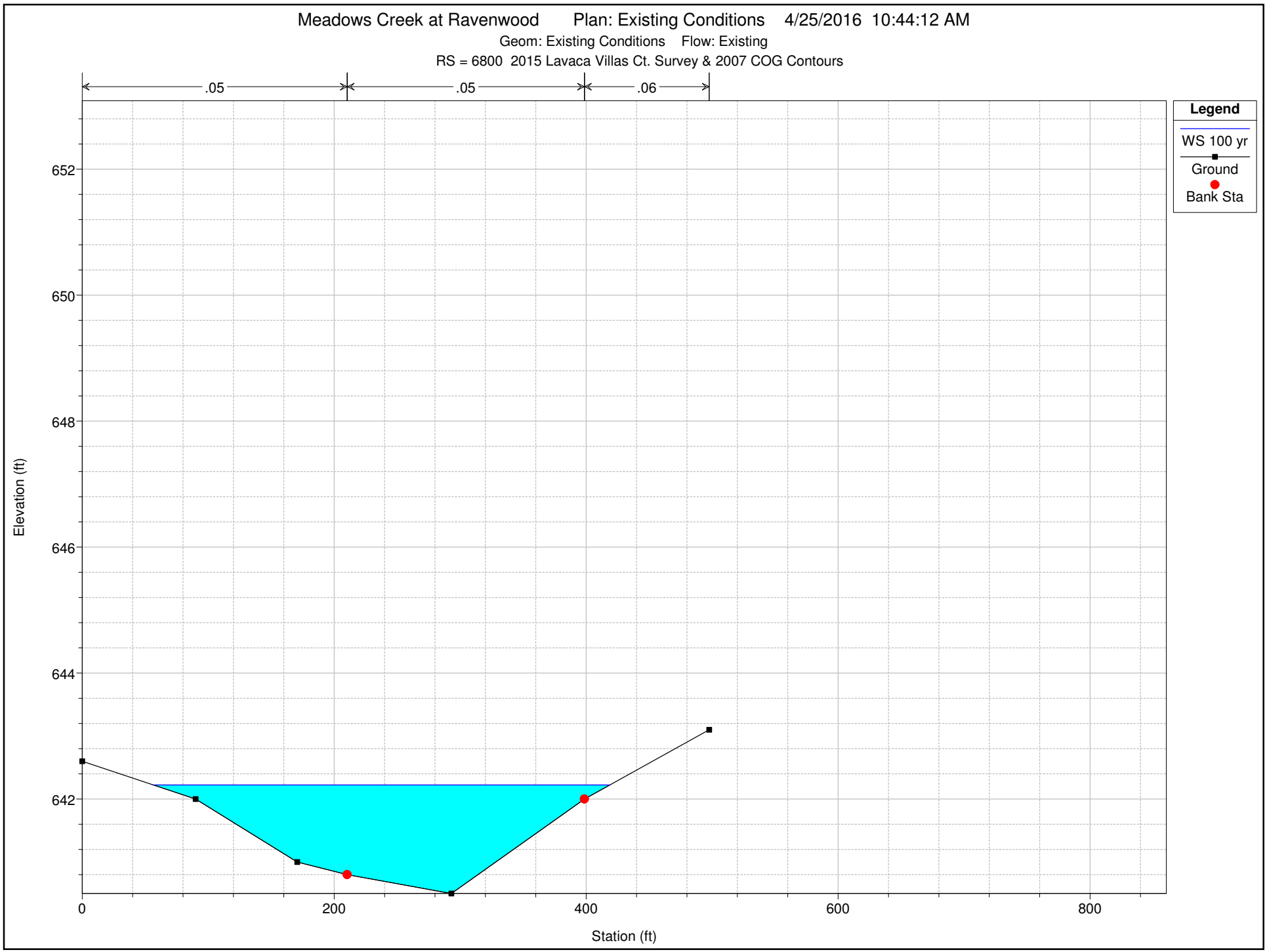
Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing

RS = 6975 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



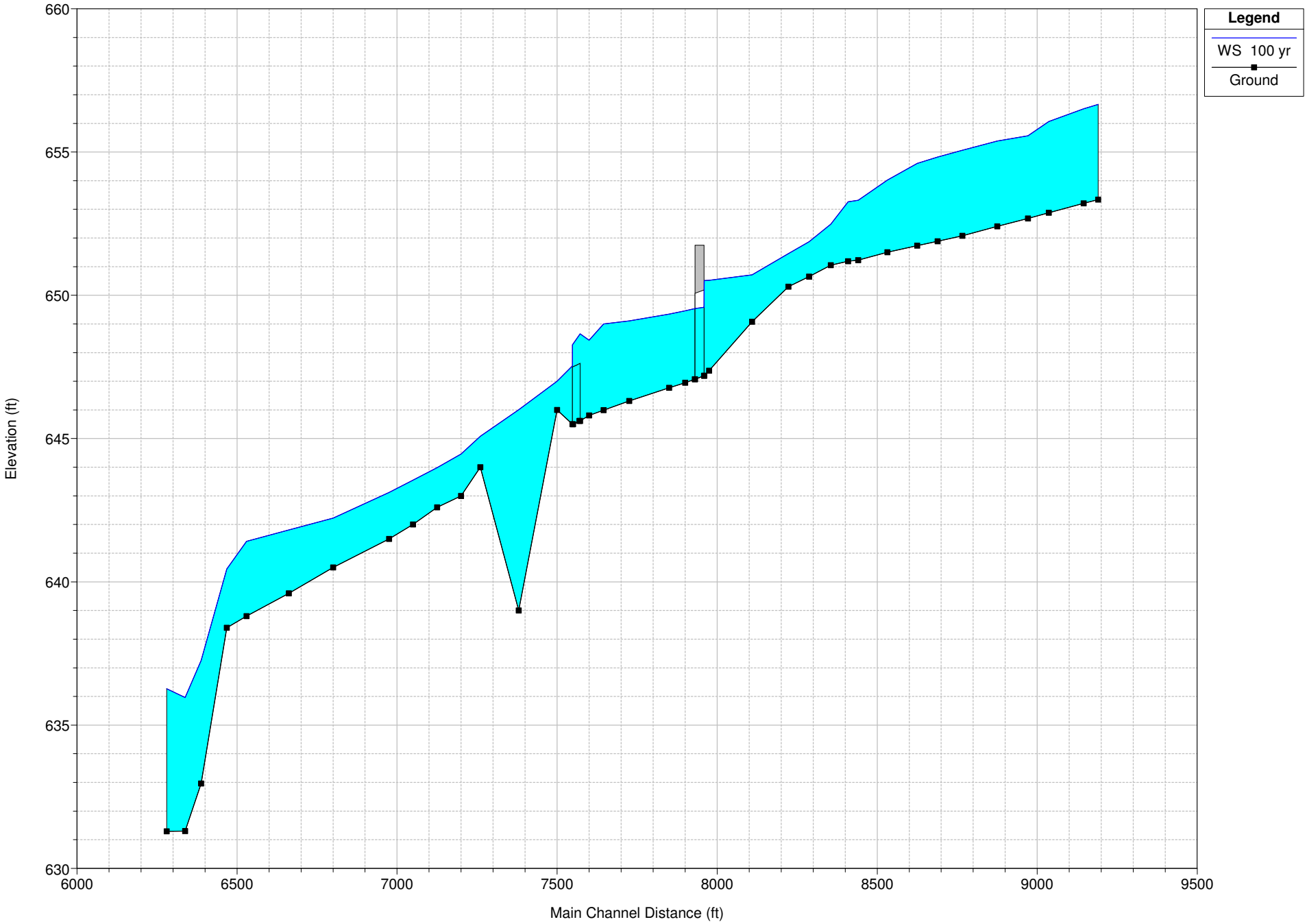
1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Existing Conditions 4/25/2016 10:44:12 AM

Geom: Existing Conditions Flow: Existing



PROPOSED CONDITIONS

HEC-RAS Version 4.1.0 Jan 2010
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

```
X     X  XXXXXX    XXXX        XXXX       XX      XXXX
X     X  X        X    X       X   X     X  X    X
X     X  X        X            X   X    X    X   X
XXXXXXX  XXXX     X       XXX  XXXX     XXXXXX    XXXX
X     X  X        X            X  X     X    X        X
X     X  X        X    X       X   X    X    X        X
X     X  XXXXXX    XXXX        X    X   X    X   XXXXX
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PROJECT DATA
Project Title: Meadows Creek at Ravenwood
Project File : MeadowsCreek.prj
Run Date and Time: 4/25/2016 10:45:26 AM

Project in English units

Project Description:
Flood Study of Meadows Creek at Lavaca Road for Ravenwood Office Park

PLAN DATA

Plan Title: Proposed Conditions
Plan File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.p04

Geometry Title: Proposed Conditions
Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

Flow Title : Existing
Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Plan Summary Information:
Number of: Cross Sections = 39 Multiple Openings = 0
Culverts = 2 Inline Structures = 0
Bridges = 0 Lateral Structures = 0

Computational Information
Water surface calculation tolerance = 0.01
Critical depth calculation tolerance = 0.01
Maximum number of iterations = 20
Maximum difference tolerance = 0.3
Flow tolerance factor = 0.001

Computation Options
Critical depth computed only where necessary
Conveyance Calculation Method: At breaks in n values only
Friction Slope Method: Average Conveyance
Computational Flow Regime: Subcritical Flow

FLOW DATA

Flow Title: Existing
Flow File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.f02

Flow Data (cfs)

River	Reach	RS	10 yr	25 yr	50 yr	100 yr	500 yr
Meadow Creek	Reach 1	9167	201	234	272	303	370
Meadow Creek	Reach 1	8100	260	305	350	395	455
Meadow Creek	Reach 1	7600	455	530	610	680	810
Meadow Creek	Reach 1	7125	500	580	670	750	885
Meadow Creek	Reach 1	6468	586	693	775	979	1181

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
Meadow Creek	Reach 1	10 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	25 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	50 yr	Normal S = 0.005	Normal S = 0.005
Meadow Creek	Reach 1	100 yr	Normal S = 0.005	Known WS = 636.27
Meadow Creek	Reach 1	500 yr	Normal S = 0.005	Known WS = 636.27

GEOMETRY DATA

Geometry Title: Proposed Conditions
Geometry File : e:\2015.000.000\2015.717.000\HEC-RAS\MeadowsCreek.g04

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 9167

INPUT
Description: TNP Section
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
993	659.44	1021	659	1038	658.462	1054	654.382	1054	653.512
1060	653.342	1066	653.512	1066	654.392	1080	656.212	1105	658.07
1165	659.24								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
993	.035	1054	.015	1066	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1038	1080	45	45	45	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 9122

```
INPUT
Description: TNP Section
Station Elevation Data    num=      13
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
     950     660     996     659    1038  658.33    1054  654.25    1054  653.38
    1060  653.21    1066  653.38    1066  654.26    1080  656.08    1104  657.38
    1112  657.72    1118  658.61    1153  659.62

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
     950    .035    1054    .015    1066    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1038    1080              109     109     109             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 9013

INPUT
Description: TNP Section (interpolated btwn post project survey sections, 1/06)
Station Elevation Data    num=      13
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
     984     661    1018     660    1023  659.87    1034     659    1038     658
    1054  653.92    1054  653.05    1060  652.88    1066  653.05    1066  653.93
    1080  655.75    1105  657.46    1115  658.14

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
     984    .035    1054    .015    1066    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1038    1080               65      65      65             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8948

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data    num=      10
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1023 659.675    1034 658.805    1038 657.805    1054 653.725    1054 652.855
    1060 652.685    1066 652.855    1066 653.735    1080 655.555    1105 657.265

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1023    .035    1054    .015    1066    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1038    1080               96      96      96             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8852

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data    num=      12
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1002     661    1019     660    1029     659    1035     658    1036 657.267
    1057 652.987    1057 652.547    1063 652.407    1069 652.547    1069 652.997
    1110 655.957    1310   658.7
```

```
Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1002    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110              109     109     109             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8743

INPUT
Description: TNP Section (post project survey)
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1035     660    1036  656.94    1057  652.66    1057  652.22    1063  652.08
    1069  652.22    1069  652.67    1110  655.63

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1035    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1035    1110               77      77      77             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8666

INPUT
Description: TNP Section (interpolated, TNP post project survey)
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1028     660 1028.35  657.31    1036656.7475    1057652.4675    1057652.0275
    1063651.8875    1069652.0275    1069652.4775    1110655.4375    1113  655.28
    1135  655.88

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1028     .03    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110               64      64      64             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 8602

INPUT
Description: TNP Section, (interpolated from TNP post proj. survey)
Station Elevation Data    num=      10
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    1030     659 1030.72  656.68    1036  656.59    1057  652.31    1057  651.87
    1063  651.73    1069  651.87    1069  652.32    1110  655.28    1120   655.3

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    1030    .035    1057    .015    1069    .035

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          1036    1110               93      93      93             .1       .3

CROSS SECTION
```

RIVER: Meadow Creek
REACH: Reach 1 RS: 8509

INPUT
Description: TNP section (interpolated, TNP post project survey)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1036	659	1036	656.36	1057	652.08	1057	651.64	1063	651.5
1069	651.64	1069	652.09	1110	655.05				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1036	.035	1057	.015	1069	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1036	1110	91	91	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8418

INPUT
Description: U/S Section through concrete rip-rap transition (interpolated, TNP post project survey)
Station Elevation Data num= 9

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1032	656	1035	656	1035.04	653.98	1057	651.81	1057	651.37
1063	651.23	1069	651.37	1069	651.82	1110	654.78		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1032	.035	1057	.015	1069	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1035	1110	31.99	31.99	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8386

INPUT
Description: Downstream end of concrete rip-rap. (TNP post proj. survey)
Station Elevation Data num= 10

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1020	655.5	1027	655	1036	654.16	1041	651.81	1041	651.33
1060	651.19	1080	651.52	1080	651.97	1093	653.4	1115	654.02

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1020	.035	1041	.035	1080	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1036	1093	51	54	58.98	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8332

INPUT
Description: TNP Section (channel data shifted vertically down to match grade projected down from TNP post project sections.)
Station Elevation Data num= 9

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1029	655.5	1039	653	1050	651.35	1054	651.05	1060	651.05
1066	651.05	1085	651.55	1092	653.3	1104	654.1		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1029	.035	1039	.035	1092	.035

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1039	1092	75	68	72	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8264

INPUT
Description: TNP Section (D/S limit of TNP study area)
Station Elevation Data num= 17

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
929	652.45	936	651.93	946	651.47	973.01	650.65	1000	650.65
1035	651.6	1084	651.75	1090	652.05	1100	652.33	1118	652.01
1134	651.54	1137	651.89	1150	652.45	1186	652.33	1206	653
1234	654	1238	653.98						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
929	.05	946	.035	1035	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
946	1035	61	64	68	.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
1100	1238	652.33	F

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8200

INPUT
Description: Upstream Limit of Meadows Creek Plaza
Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657	376.8	652.5	390	650.3	462.75	650.3	475.95	652.5
756	656.75								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	376.8	.035	475.95	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
376.8	475.95	95	114	124	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 8100

INPUT
Description:
Station Elevation Data num= 6

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	657.3	372.98	652	390.5	649.08	440.5	649.08	458.02	652
748	657								

Manning's n Values num= 3

```
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  372.98    .035  458.02     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        372.98  458.02              134     134     134             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7960

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   657.1  363.98  651.75   381.5  647.37   416.5  647.37  434.02  651.75
     739  656.14

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  363.98    .035  434.02     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        363.98  434.02              15      15      15             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7945

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     657  362.26  651.75   380.5  647.19   415.5  647.19  433.74  651.75
     738   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  362.26    .035  433.74     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        362.26  433.74              30      30      30             .3       .5

CULVERT


RIVER: Meadow Creek
REACH: Reach 1            RS: 7930

INPUT
Description:
Distance from Upstream XS =       1
Deck/Roadway Width        =      28
Weir Coefficient          =     2.6
Upstream  Deck/Roadway Coordinates
    num=       4
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
  362.26  651.75  651.75   380.5  651.75  647.19   415.5  651.75  647.19
  433.74  651.75  651.75

Upstream Bridge Cross Section Data
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     657  362.26  651.75   380.5  647.19   415.5  647.19  433.74  651.75
     738   656.4

Manning's n Values        num=       3
```

```
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  362.26    .035  433.74     .05

Bank Sta: Left   Right    Coeff Contr.   Expan.
        362.26  433.74             .3       .5

Downstream  Deck/Roadway Coordinates
    num=       4
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
  359.78  651.75  651.75   378.5  651.75  647.07   413.5  651.75  647.07
  432.22  651.75  651.75

Downstream Bridge Cross Section Data
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.9  359.78  651.75   378.5  647.07   413.5  647.07  432.22  651.75
     736   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  359.78    .035  432.22     .05

Bank Sta: Left   Right    Coeff Contr.   Expan.
        359.78  432.22             .3       .5

Upstream Embankment side slope              =       0 horiz. to 1.0 vertical
Downstream Embankment side slope            =       0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow =     .95
Elevation at which weir flow begins         =
Energy head used in spillway design         =
Spillway height used in design              =
Weir crest shape                            = Broad Crested

Number of Culverts =  1

Culvert Name     Shape      Rise    Span
Culvert #1           Box       3       6
FHWA Chart # 8 - flared wingwalls
FHWA Scale # 1 - Wingwall flared 30 to 75 deg.
Solution Criteria = Highest U.S. EG
Culvert Upstrm Dist  Length    Top n  Bottom n  Depth Blocked  Entrance Loss Coef   Exit
Loss Coef
                  1      28     .015     .015        0                    .4
1
Number of Barrels =  4
Upstream   Elevation =  647.19
Centerline Stations
    Sta.    Sta.    Sta.    Sta.
   386.5   393.5   400.5   407.5
Downstream Elevation =  647.07
Centerline Stations
    Sta.    Sta.    Sta.    Sta.
   386.5   393.5   400.5   407.5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7915

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.9  359.78  651.75   378.5  647.07   413.5  647.07  432.22  651.75
     736   656.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  359.78    .035  432.22     .05
```

```
Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        359.78  432.22               30      30      30             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7885

INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   656.7   360.3   650.5   374.5  646.95   409.5  646.95   423.7   650.5
     734   656.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   360.3    .035   423.7     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         360.3   423.7               50      50      49             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7840

INPUT
Description: Geometry from Survey Section #2
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     656  337.58   650.5   352.5  646.77   387.5  646.77  402.42   650.5
     730     657

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  337.58    .035  402.42     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        337.58  402.42              125     125     125             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7725

INPUT
Description: Survey Section #2
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   651.2  278.74  650.25   294.5  646.31   329.5  646.31  345.26  650.25
     722     657

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05  278.74    .035  345.26     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        278.74  345.26               80      80      80             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7645
```

```
INPUT
Description:
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
     -49   650.9  242.46     650   258.5  645.99   293.5  645.99  309.54     650
     717   656.8

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
     -49     .05  242.46    .035  309.54     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        242.46  309.54               45      45      46             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7600

INPUT
Description: Meadows Creeek Plaza Field Survey
Station Elevation Data    num=       6
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    -115     650  232.74   649.5   247.5  645.81   282.5  645.81  297.26   649.5
     705   655.8

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    -115     .05  232.74    .035  297.26     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        232.74  297.26               28      28      28             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7572

INPUT
Description: Upstream Face Culvert at Lavaca Trail
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
    -100     650       4     648     103   646.8     203   645.9   261.5     646
   298.4   646.3  334.85  645.62  338.95  645.62  343.15  645.62   357.8   646.7
     450     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
    -100     .05  334.85    .035  343.15     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
        334.85  343.15               24      24      24             .3       .5
Ineffective Flow     num=       2
   Sta L   Sta R    Elev  Permanent
    -100   298.4   646.3       F
   357.8     450   646.7       F

CULVERT


RIVER: Meadow Creek
REACH: Reach 1            RS: 7560

INPUT
Description:
Distance from Upstream XS =       2
Deck/Roadway Width        =      20
Weir Coefficient          =     2.6
```

Upstream Deck/Roadway Coordinates
num= 10

Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord
-100	651	600	3.2	649	600	53.19	648.5	600
115.3	648	600	204.2	647.34	600	252	647.33	600
297.3	648	600	339.65	648.52	600	355.3	648.48	600
450	651	600						

Upstream Bridge Cross Section Data
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
-100	650	4	648	103	646.8	203	645.9	261.5	646
298.4	646.3	334.85	645.62	338.95	645.62	343.15	645.62	357.8	646.7
450	650								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
-100	.05	334.85	.035	343.15	.05

Bank Sta: Left Right Coeff Contr. Expan.
334.85 343.15 .3 .5

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
-100	298.4	646.3	F
357.8	450	646.7	F

Downstream Deck/Roadway Coordinates
num= 10

Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord	Sta	Hi Cord	Lo Cord
-100	651	600	3.2	649	600	53.19	648.5	600
115.3	648	600	204.2	647.34	600	252	647.33	600
297.3	648	600	339.65	648.52	600	355.3	648.48	600
450	651	600						

Downstream Bridge Cross Section Data
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	648	94.8	647	155.1	646.5	252.3	646.4	328.7	646.9
334.85	645.5	338.95	645.5	343.15	645.5	344.7	647	352.5	647
450	650								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.06	328.7	.055	344.7	.06

Bank Sta: Left Right Coeff Contr. Expan.
328.7 344.7 .3 .5

Upstream Embankment side slope = 0 horiz. to 1.0 vertical
Downstream Embankment side slope = 0 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow = .95
Elevation at which weir flow begins = 647.33
Energy head used in spillway design =
Spillway height used in design =
Weir crest shape = Broad Crested

Number of Culverts = 1

Culvert Name	Shape	Rise	Span
Culvert #1	Box	2	4.1

FHWA Chart # 58- Rectangular concrete
FHWA Scale # 1 - Side tapered; Less favorable edges
Solution Criteria = Highest U.S. EG

Culvert	Upstrm Dist	Length	Top n	Bottom n	Depth Blocked	Entrance Loss Coef	Exit Loss Coef
	0	24	.015	.015	0	.5	1

Number of Barrels = 2
Upstream Elevation = 645.62
Centerline Stations

```
    Sta.    Sta.
   336.9   341.1
Downstream Elevation =  645.5
Centerline Stations
    Sta.    Sta.
   336.9   341.1

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7548

INPUT
Description: Downstream Face Culvert at Lavaca Trail
Station Elevation Data    num=      11
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0     648    94.8     647   155.1   646.5   252.3   646.4   328.7   646.9
  334.85   645.5  338.95   645.5  343.15   645.5   344.7     647   352.5     647
     450     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .06   328.7    .055   344.7     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
          328.7   344.7               43      48      54             .3       .5

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7500

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       8
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   647.5     154     646   241.8     646     278     647     295     646
   363.4     646   442.3     648     495     650

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05     278     .05   442.3     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
           278   442.3               95     120     113             .1       .3
Ineffective Flow     num=       1
   Sta L   Sta R    Elev  Permanent
       0     278     647          F

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7380

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      16
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   646.3    25.8     646    55.3   645.9   204.7     646   226.2     645
     257     644   277.4     639   286.4     639   308.4     644     325   645.6
     371   644.9     420     645   432.1     646     455     648     519   649.4
   548.2   648.6

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   226.2     .05     420     .06
```

```
Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         226.2     420              170     120     100             .1       .3
Ineffective Flow     num=       2
   Sta L   Sta R    Elev  Permanent
     257   308.4     644       T
       0   204.7     646       F

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7260

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=       9
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   646.1     5.2     646   100.2     645   236.3     644     341     644
   439.2     644     461     646     485     648     550   648.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   100.2     .05   439.2     .06

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         100.2   439.2              120      60      55             .1       .3

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7200

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      13
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   645.2     3.6     645   104.1     644     127   643.8   208.4   643.8
   419.8   643.4     460     643     505     644     515   644.1     530   643.7
     592     644     613     646     629   647.1

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   208.4     .05     505     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
         208.4     505              60      75      85             .1       .3
Blocked Obstructions     num=       1
   Sta L   Sta R    Elev
     350     420     647

CROSS SECTION


RIVER: Meadow Creek
REACH: Reach 1            RS: 7125

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data    num=      14
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   644.9      50   644.2      90   643.9     128   643.5   209.2   643.4
   393.6   642.6     455     643     472   643.2     510   642.8     528     643
   566.6     644   572.6     645   575.3     646   594.6   646.4

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .05   209.2     .05     472     .05

Bank Sta: Left   Right    Lengths: Left Channel   Right     Coeff Contr.   Expan.
```

209.2	472		62	75	70	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 7050

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 12

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	644.1	40	644.3	90	644.5	127	643.8	209.1	643.1
362	642	448.2	642	453.2	643	477	642.5	501.3	643
525.3	644	565.1	644.3						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	209.1	.05	453.2	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
209.1	453.2	60	75	90	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6975

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 10

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	643.4	44.4	642.9	95	643.5	138	643	210.7	642.2
324.5	641.5	394.8	642	471.5	642	508.4	643	517.7	645

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.7	.05	394.8	.05

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
210.7	394.8	185	175	150	.1	.3

Ineffective Flow num= 1

Sta L	Sta R	Elev	Permanent
0	95	643.5	F

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6800

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 7

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	90	642	170.7	641	210.3	640.8	293	640.5
398.6	642	497.7	643.1						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	210.3	.05	398.6	.06

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
210.3	398.6	150	138	180	.1	.3

CROSS SECTION

RIVER: Meadow Creek

REACH: Reach 1 RS: 6662

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.6	56.7	642	119.9	641	207.8	640	275	639.6
322.2	640	417.2	642	492	642				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	207.8	.05	322.2	.06

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
207.8	322.2	150	132	135	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6530

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 11

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	642.3	11.6	642	83	641	144.3	640.3	196.2	641
208	641.8	242.6	640	276.1	638.8	336.1	640	458.5	642
492	643								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	242.6	.05	336.1	.06

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
242.6	336.1	68	62	76	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6468

INPUT
Description: 2015 Topographic Survey & 2007 COG Contours
Station Elevation Data num= 14

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	645.3	57.5	644	203.2	642	249	641	323.3	640
337.7	639.8	351.1	640	399	641.7	414.4	640	451.1	638.4
541.7	640	621.9	642	659	644	682.8	644.6		

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.05	414.4	.05	541.7	.06

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
414.4	541.7	160	80	180	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6388

INPUT
Description: Emerald Park 88+88 (Channel Section D-D)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	637	1176	632.96	1190	632.96
1198	637	1201	639	1550	640				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1165	1201	50	50	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6338

INPUT
Description: Emerald Park 88+38 (Channel Section D-D)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	640	1165	639	1168	635.3	1176	631.3	1190	631.3
1198	635.3	1201	639	1550	640				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.045	1165	.025	1201	.045

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1165	1201	58	58	.1	.3

CROSS SECTION

RIVER: Meadow Creek
REACH: Reach 1 RS: 6280

INPUT
Description: Emerald Park 87+80 (This is a REPEATED Section)
Station Elevation Data num= 8

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
1000	638.7	1055	637.7	1070	633.29	1070	631.29	1100	631.29
1100	633.29	1115	637.7	1170	638.7				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
1000	.033	1070	.02	1100	.033

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
1070	1100	60	60	.3	.5

Ineffective Flow num= 2

Sta L	Sta R	Elev	Permanent
1000	1070	637.4	F
1100	1170	637.4	F

SUMMARY OF MANNING'S N VALUES

River:Meadow Creek

Reach	River Sta.	n1	n2	n3
Reach 1	9167	.035	.015	.035
Reach 1	9122	.035	.015	.035
Reach 1	9013	.035	.015	.035
Reach 1	8948	.035	.015	.035
Reach 1	8852	.035	.015	.035
Reach 1	8743	.035	.015	.035
Reach 1	8666	.03	.015	.035
Reach 1	8602	.035	.015	.035
Reach 1	8509	.035	.015	.035
Reach 1	8418	.035	.015	.035

Reach 1	8386	.035	.035	.035
Reach 1	8332	.035	.035	.035
Reach 1	8264	.05	.035	.05
Reach 1	8200	.05	.035	.05
Reach 1	8100	.05	.035	.05
Reach 1	7960	.05	.035	.05
Reach 1	7945	.05	.035	.05
Reach 1	7930	Culvert		
Reach 1	7915	.05	.035	.05
Reach 1	7885	.05	.035	.05
Reach 1	7840	.05	.035	.05
Reach 1	7725	.05	.035	.05
Reach 1	7645	.05	.035	.05
Reach 1	7600	.05	.035	.05
Reach 1	7572	.05	.035	.05
Reach 1	7560	Culvert		
Reach 1	7548	.06	.055	.06
Reach 1	7500	.05	.05	.06
Reach 1	7380	.05	.05	.06
Reach 1	7260	.05	.05	.06
Reach 1	7200	.05	.05	.05
Reach 1	7125	.05	.05	.05
Reach 1	7050	.05	.05	.05
Reach 1	6975	.05	.05	.05
Reach 1	6800	.05	.05	.06
Reach 1	6662	.05	.05	.06
Reach 1	6530	.05	.05	.06
Reach 1	6468	.05	.05	.06
Reach 1	6388	.045	.025	.045
Reach 1	6338	.045	.025	.045
Reach 1	6280	.033	.02	.033

SUMMARY OF REACH LENGTHS

River: Meadow Creek

Reach	River Sta.	Left	Channel	Right
Reach 1	9167	45	45	45
Reach 1	9122	109	109	109
Reach 1	9013	65	65	65
Reach 1	8948	96	96	96
Reach 1	8852	109	109	109
Reach 1	8743	77	77	77
Reach 1	8666	64	64	64
Reach 1	8602	93	93	93
Reach 1	8509	91	91	91
Reach 1	8418	31.99	31.99	31.99
Reach 1	8386	51	54	58.98
Reach 1	8332	75	68	72
Reach 1	8264	61	64	68
Reach 1	8200	95	114	124
Reach 1	8100	134	134	134
Reach 1	7960	15	15	15
Reach 1	7945	30	30	30
Reach 1	7930	Culvert		
Reach 1	7915	30	30	30
Reach 1	7885	50	50	49
Reach 1	7840	125	125	125
Reach 1	7725	80	80	80
Reach 1	7645	45	45	46
Reach 1	7600	28	28	28
Reach 1	7572	24	24	24
Reach 1	7560	Culvert		
Reach 1	7548	43	48	54
Reach 1	7500	95	120	113
Reach 1	7380	170	120	100

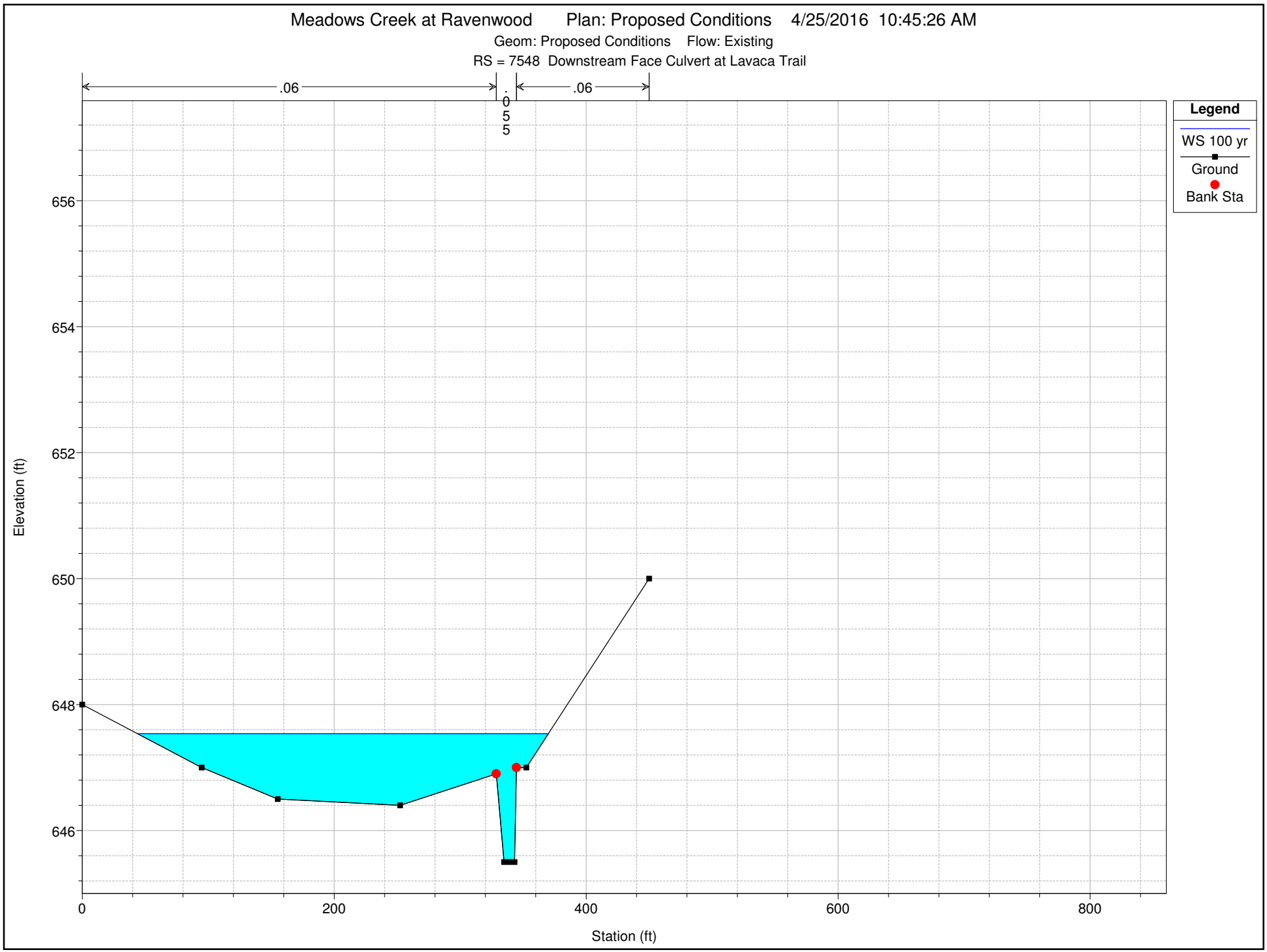
Reach 1	7260	120	60	55
Reach 1	7200	60	75	85
Reach 1	7125	62	75	70
Reach 1	7050	60	75	90
Reach 1	6975	185	175	150
Reach 1	6800	150	138	180
Reach 1	6662	150	132	135
Reach 1	6530	68	62	76
Reach 1	6468	160	80	180
Reach 1	6388	50	50	50
Reach 1	6338	58	58	58
Reach 1	6280	60	60	60

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Meadow Creek

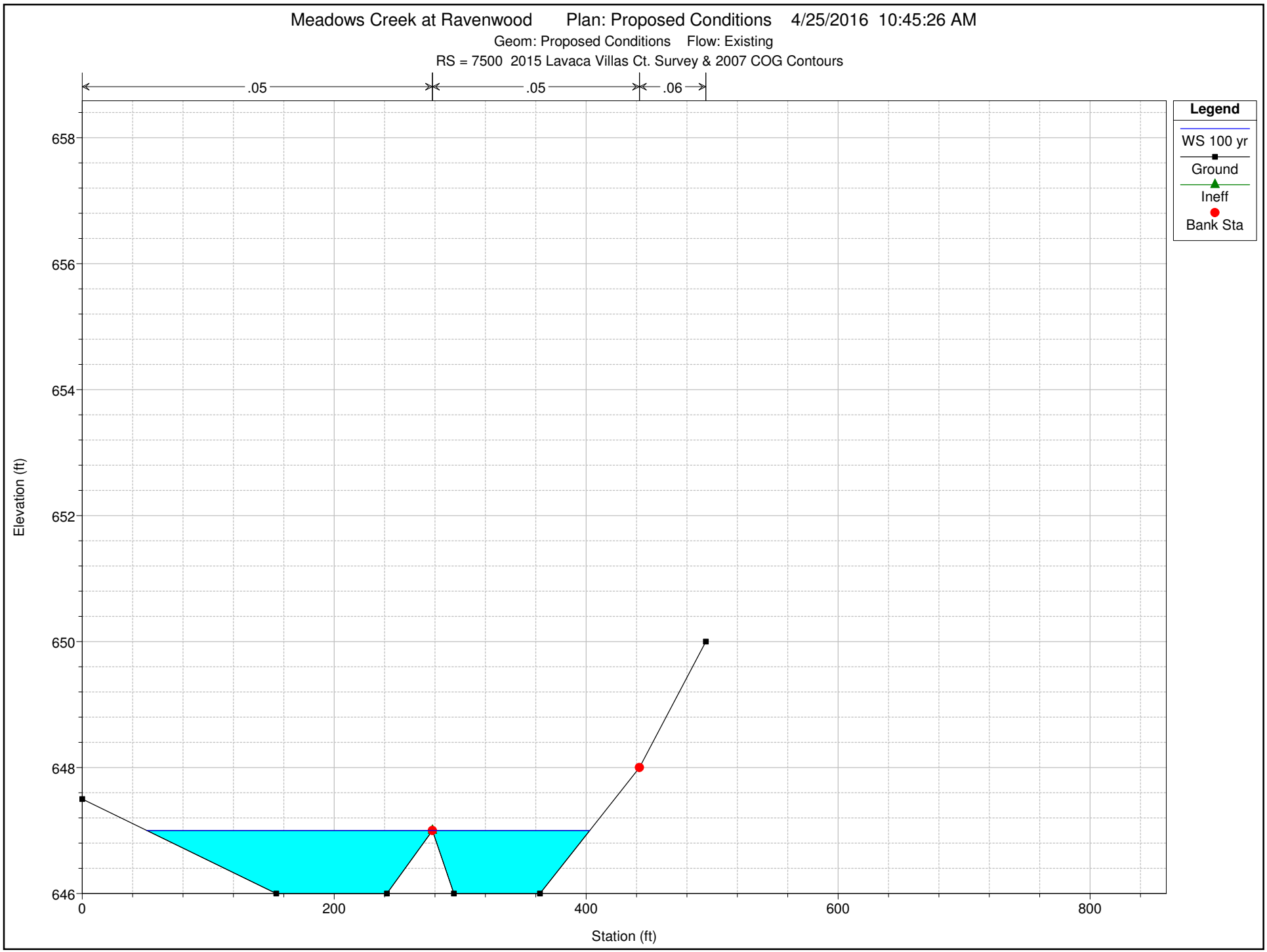
Reach	River Sta.	Contr.	Expan.
Reach 1	9167	.1	.3
Reach 1	9122	.1	.3
Reach 1	9013	.1	.3
Reach 1	8948	.1	.3
Reach 1	8852	.1	.3
Reach 1	8743	.1	.3
Reach 1	8666	.1	.3
Reach 1	8602	.1	.3
Reach 1	8509	.1	.3
Reach 1	8418	.1	.3
Reach 1	8386	.1	.3
Reach 1	8332	.1	.3
Reach 1	8264	.1	.3
Reach 1	8200	.1	.3
Reach 1	8100	.1	.3
Reach 1	7960	.3	.5
Reach 1	7945	.3	.5
Reach 1	7930	Culvert	
Reach 1	7915	.3	.5
Reach 1	7885	.3	.5
Reach 1	7840	.1	.3
Reach 1	7725	.1	.3
Reach 1	7645	.1	.3
Reach 1	7600	.3	.5
Reach 1	7572	.3	.5
Reach 1	7560	Culvert	
Reach 1	7548	.3	.5
Reach 1	7500	.1	.3
Reach 1	7380	.1	.3
Reach 1	7260	.1	.3
Reach 1	7200	.1	.3
Reach 1	7125	.1	.3
Reach 1	7050	.1	.3
Reach 1	6975	.1	.3
Reach 1	6800	.1	.3
Reach 1	6662	.1	.3
Reach 1	6530	.1	.3
Reach 1	6468	.1	.3
Reach 1	6388	.1	.3
Reach 1	6338	.1	.3
Reach 1	6280	.3	.5

HEC-RAS Plan: Proposed Cond. River: Meadow Creek Reach: Reach 1 Profile: 100 yr

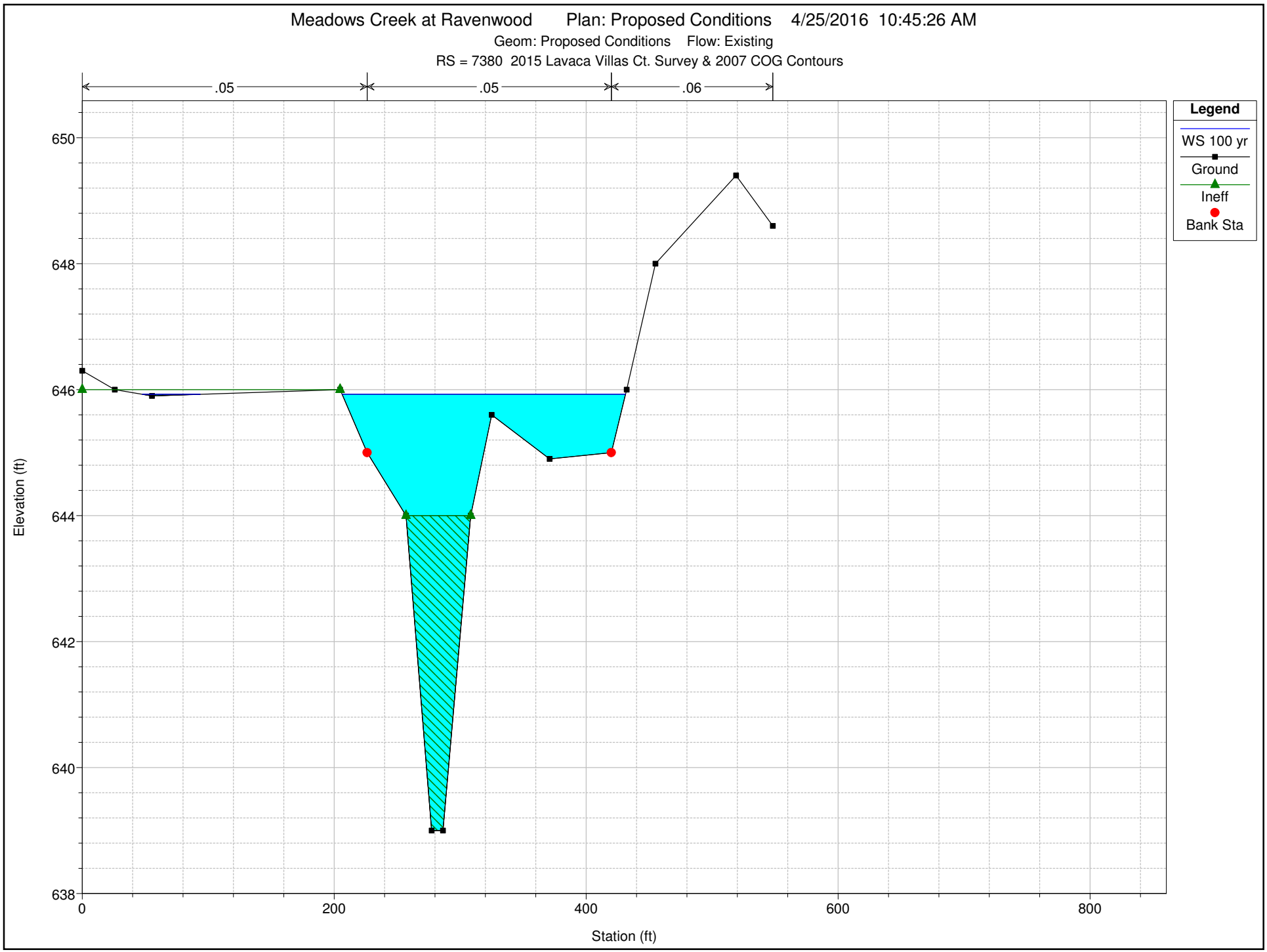
Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	9167	100 yr	303.00	653.34	656.66		656.97	0.003205	4.43	69.48	41.02	0.56
Reach 1	9122	100 yr	303.00	653.21	656.51		656.82	0.003318	4.48	68.96	42.75	0.57
Reach 1	9013	100 yr	303.00	652.88	656.07		656.42	0.003973	4.77	64.16	39.05	0.62
Reach 1	8948	100 yr	303.00	652.69	655.57		656.07	0.006758	5.70	53.13	33.40	0.79
Reach 1	8852	100 yr	303.00	652.41	655.38		655.56	0.002960	3.43	88.27	56.77	0.49
Reach 1	8743	100 yr	303.00	652.08	655.06		655.24	0.002916	3.41	88.79	56.94	0.48
Reach 1	8666	100 yr	303.00	651.89	654.83		655.02	0.002928	3.51	86.24	56.09	0.50
Reach 1	8602	100 yr	303.00	651.73	654.60		654.81	0.003503	3.67	82.56	54.85	0.53
Reach 1	8509	100 yr	303.00	651.50	654.02	653.67	654.36	0.006546	4.71	64.36	48.22	0.72
Reach 1	8418	100 yr	303.00	651.23	653.31	653.31	653.86	0.004380	5.93	51.06	47.91	1.01
Reach 1	8386	100 yr	303.00	651.19	653.26		653.46	0.003806	3.52	86.03	53.84	0.49
Reach 1	8332	100 yr	303.00	651.05	652.48	652.48	653.03	0.017692	5.98	50.65	46.25	1.01
Reach 1	8264 South PL	100 yr	303.00	650.65	651.87	651.70	652.07	0.008369	3.63	91.85	162.90	0.67
Reach 1	8200	100 yr	303.00	650.30	651.46		651.62	0.005550	3.29	92.10	86.62	0.56
Reach 1	8100	100 yr	395.00	649.08	650.72		650.97	0.005755	4.03	97.96	69.65	0.60
Reach 1	7960	100 yr	395.00	647.37	650.52		650.63	0.001155	2.63	150.16	60.23	0.29
Reach 1	7945	100 yr	395.00	647.19	650.51	648.67	650.61	0.000952	2.46	160.58	61.60	0.27
Reach 1	7930		Culvert									
Reach 1	7915	100 yr	395.00	647.07	649.53		649.73	0.002822	3.58	110.45	54.70	0.44
Reach 1	7885	100 yr	395.00	646.95	649.45		649.65	0.002657	3.50	112.75	55.04	0.43
Reach 1	7840	100 yr	395.00	646.77	649.33		649.51	0.002448	3.41	115.94	55.50	0.42
Reach 1	7725	100 yr	395.00	646.31	649.09		649.24	0.001818	3.08	128.40	57.27	0.36
Reach 1	7645	100 yr	395.00	645.99	648.98		649.11	0.001397	2.81	140.61	58.95	0.32
Reach 1	7600	100 yr	680.00	645.81	648.39		648.92	0.007050	5.81	117.08	55.66	0.71
Reach 1	7572	100 yr	680.00	645.62	648.62	646.81	648.64	0.000324	1.59	816.22	440.00	0.16
Reach 1	7560		Culvert									
Reach 1	7548	100 yr	680.00	645.50	647.54		647.65	0.011890	4.06	270.96	326.22	0.55
Reach 1	7500	100 yr	680.00	646.00	647.00	647.00	647.11	0.012497	2.80	253.90	351.53	0.56
Reach 1	7380	100 yr	680.00	639.00	645.93	645.39	646.04	0.006467	2.75	254.86	270.77	0.43
Reach 1	7260	100 yr	680.00	644.00	644.98		645.08	0.009962	2.53	270.74	347.51	0.50
Reach 1	7200	100 yr	680.00	643.00	644.42		644.50	0.008094	2.42	316.71	464.69	0.46
Reach 1	7125	100 yr	750.00	642.60	643.93		644.00	0.005690	2.20	373.39	477.91	0.39
Reach 1	7050	100 yr	750.00	642.00	643.45		643.55	0.006522	2.55	310.79	344.11	0.43
Reach 1	6975	100 yr	750.00	641.50	643.05	642.52	643.12	0.004608	2.32	359.91	399.70	0.37
Reach 1	6800	100 yr	750.00	640.50	642.22		642.30	0.004831	2.38	349.84	362.34	0.38
Reach 1	6662	100 yr	750.00	639.60	641.81		641.87	0.002008	2.12	445.13	339.95	0.26
Reach 1	6530	100 yr	750.00	638.80	641.42		641.51	0.003504	2.81	363.56	356.54	0.35
Reach 1	6468	100 yr	979.00	638.40	640.45	640.45	640.93	0.027584	5.72	189.39	223.08	0.90
Reach 1	6388	100 yr	979.00	632.96	637.26	637.26	638.85	0.006869	10.12	96.74	30.78	1.01
Reach 1	6338	100 yr	979.00	631.30	635.97	635.59	637.23	0.004855	9.04	108.32	31.08	0.85
Reach 1	6280	100 yr	979.00	631.29	636.27	634.51	636.94	0.001081	6.55	149.40	50.27	0.52



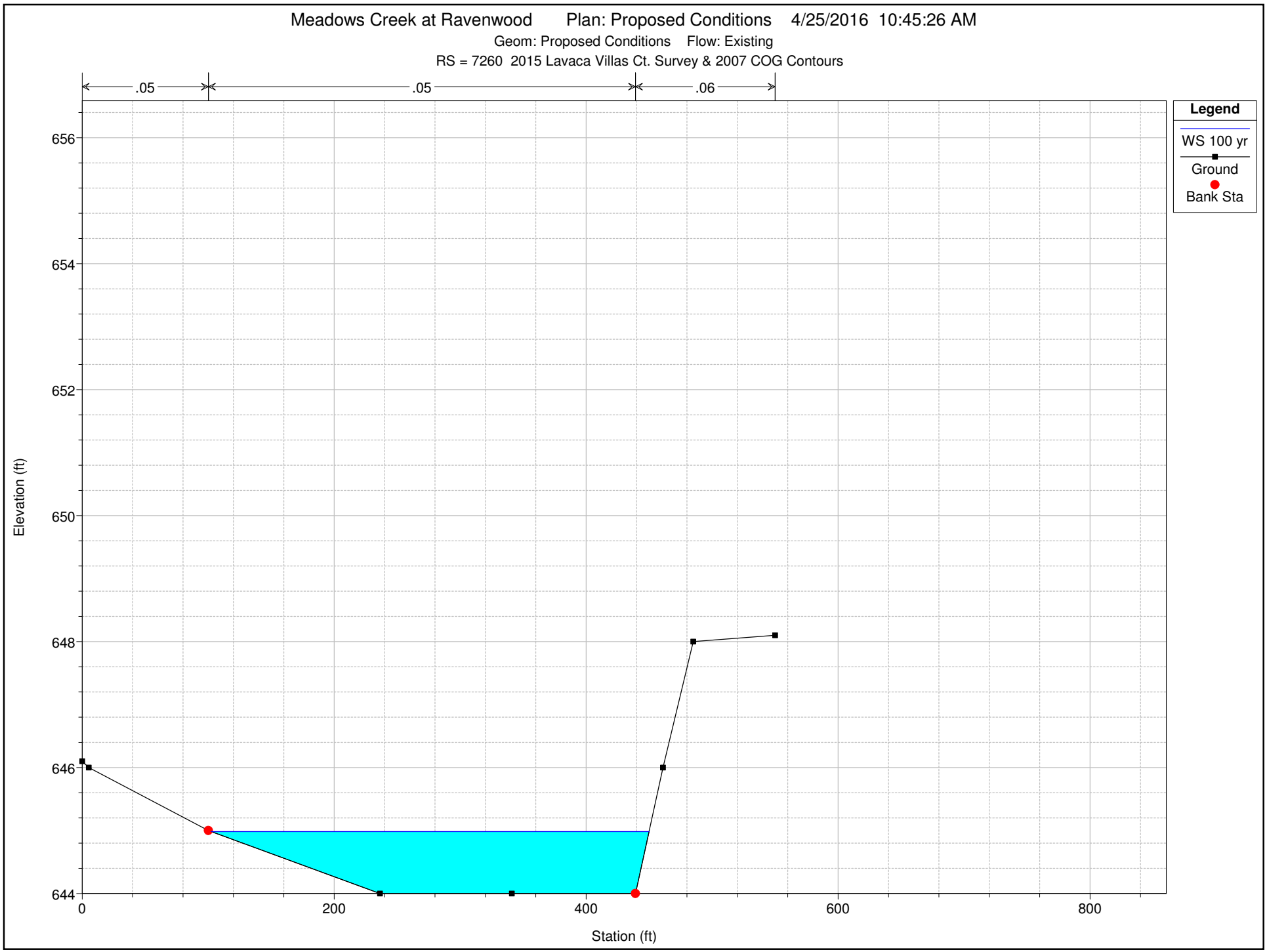
1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



1 in Horiz. = 100 ft 1 in Vert. = 2 ft



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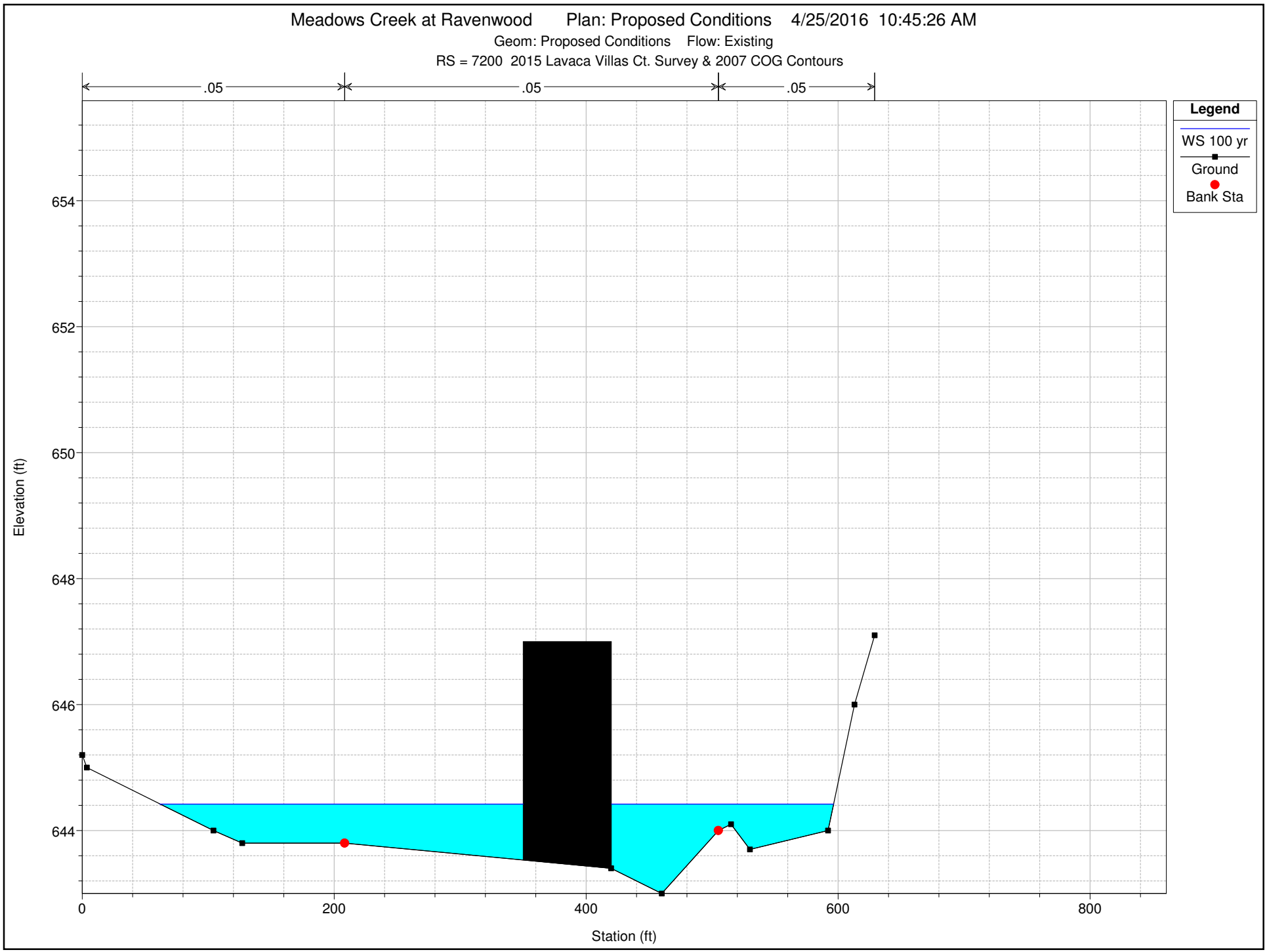

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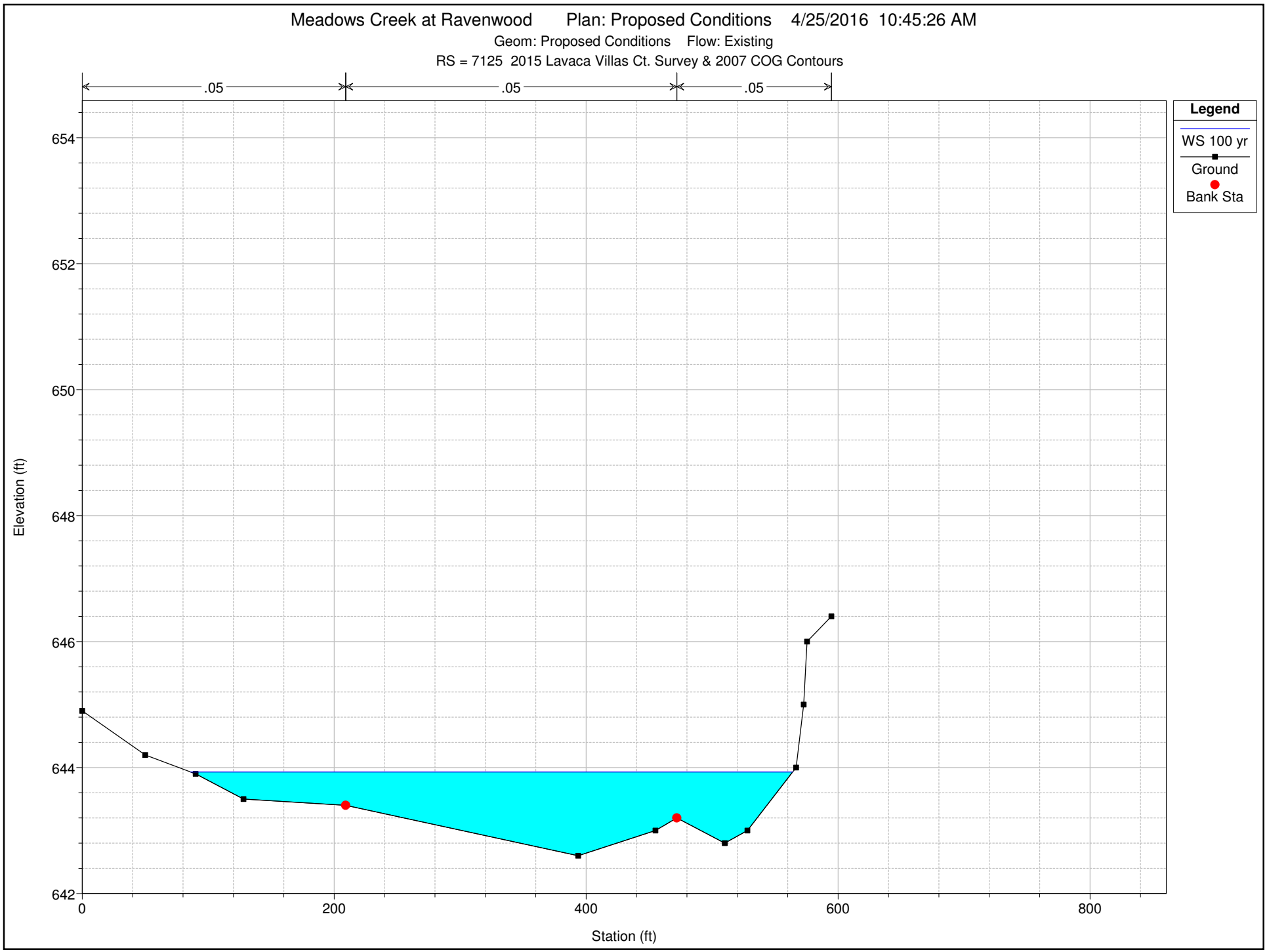

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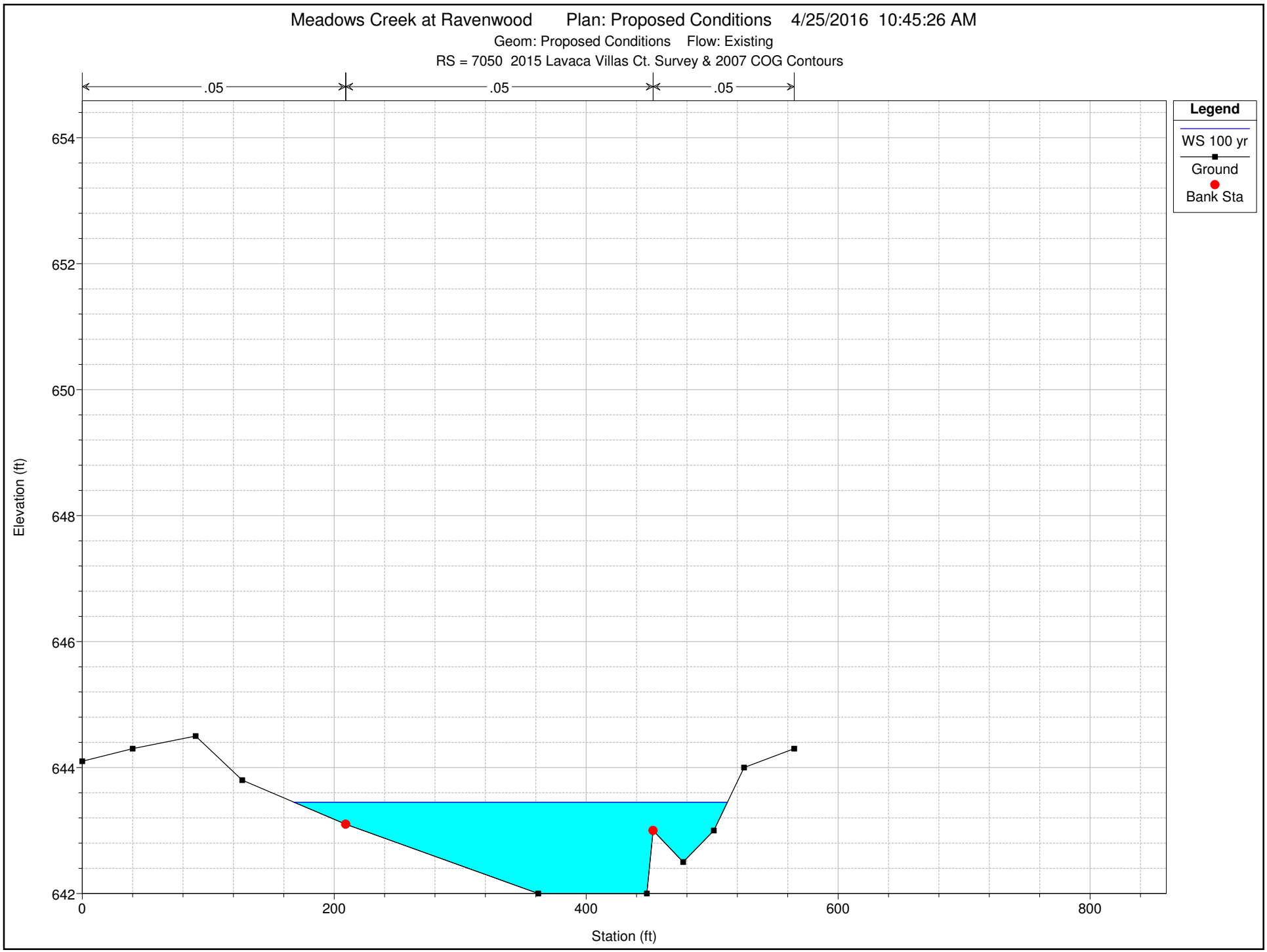

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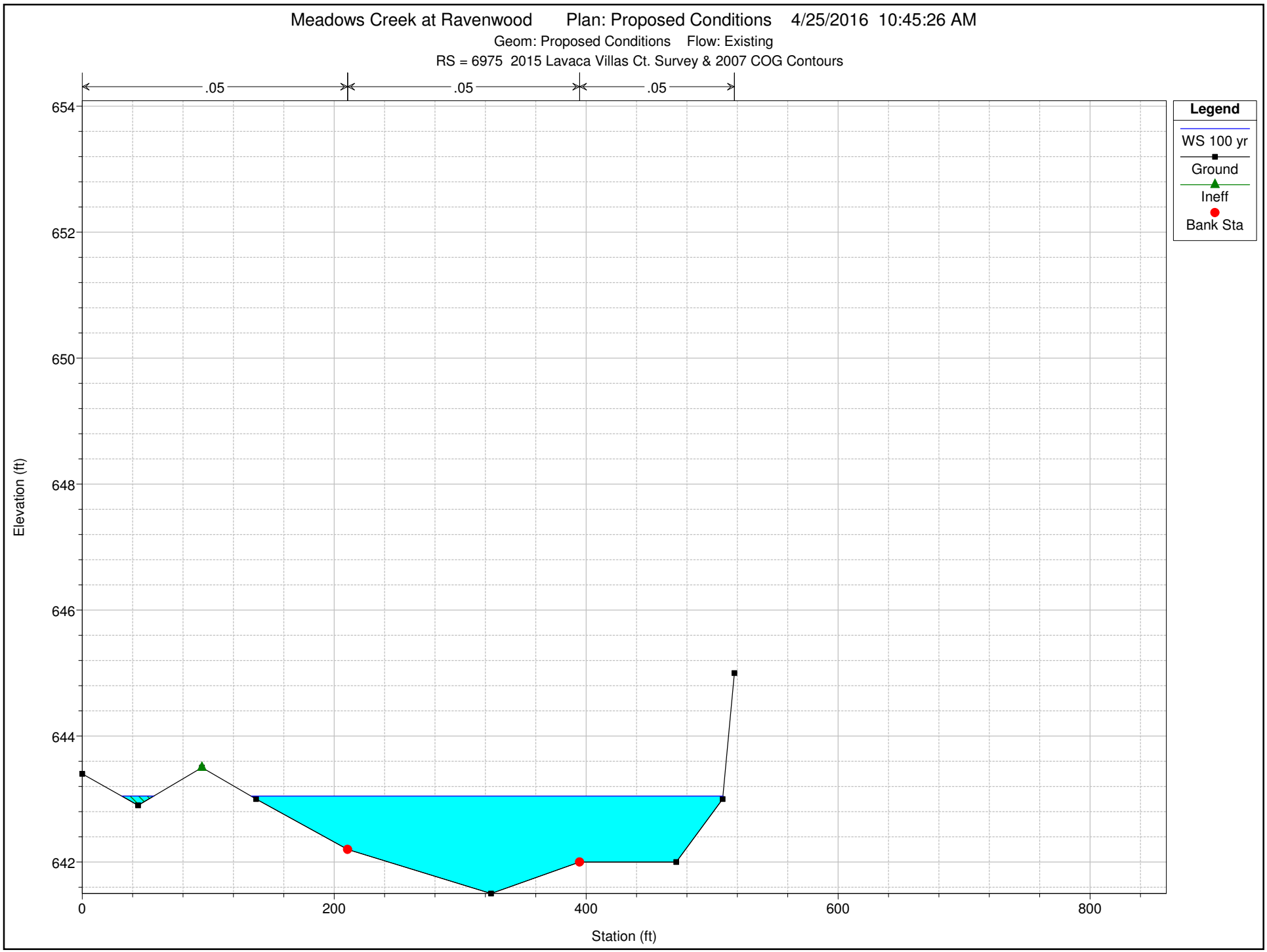
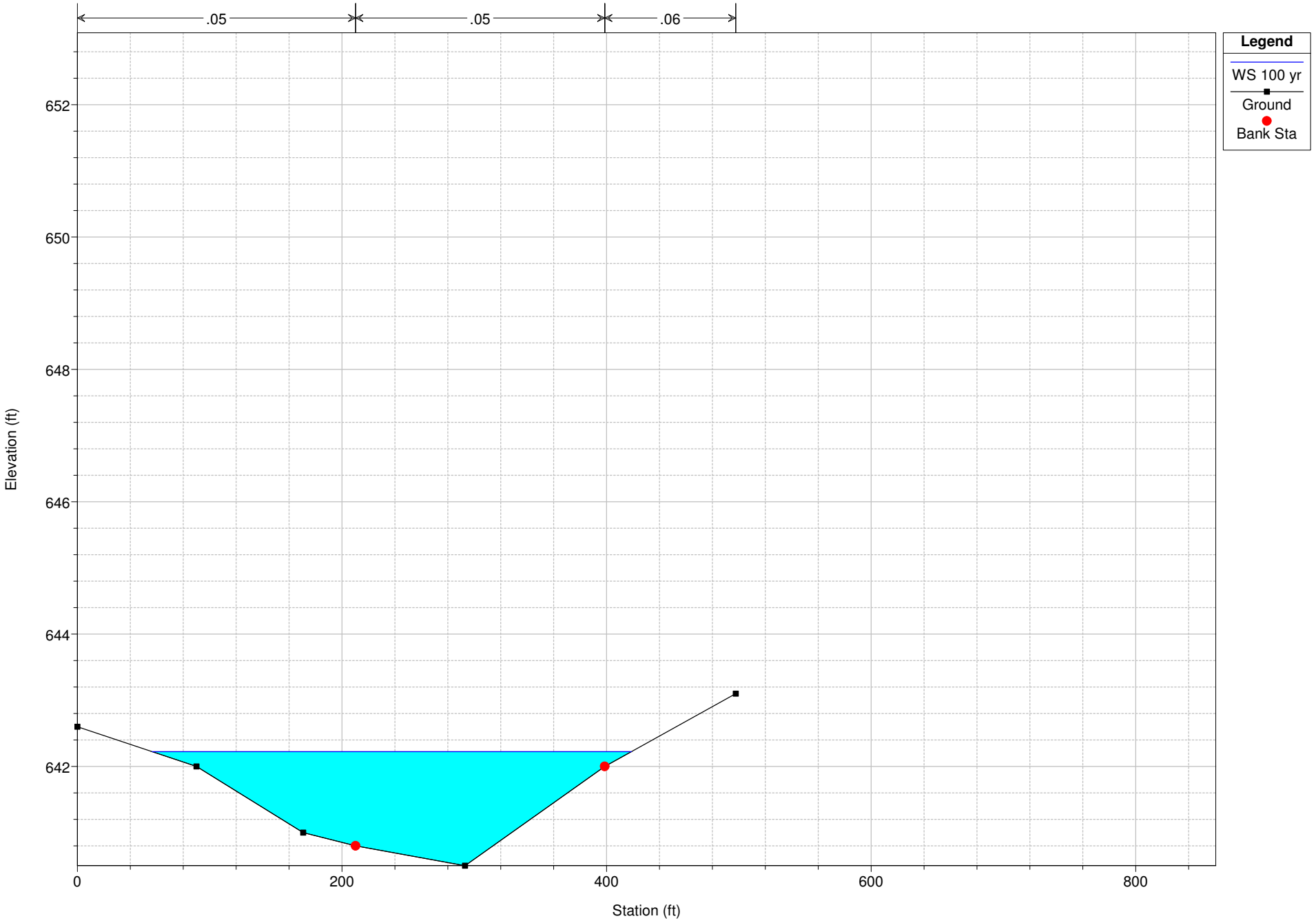


1 in Horiz. = 100 ft 1 in Vert. = 2 ft

Meadows Creek at Ravenwood Plan: Proposed Conditions 4/25/2016 10:45:26 AM

Geom: Proposed Conditions Flow: Existing

RS = 6800 2015 Lavaca Villas Ct. Survey & 2007 COG Contours



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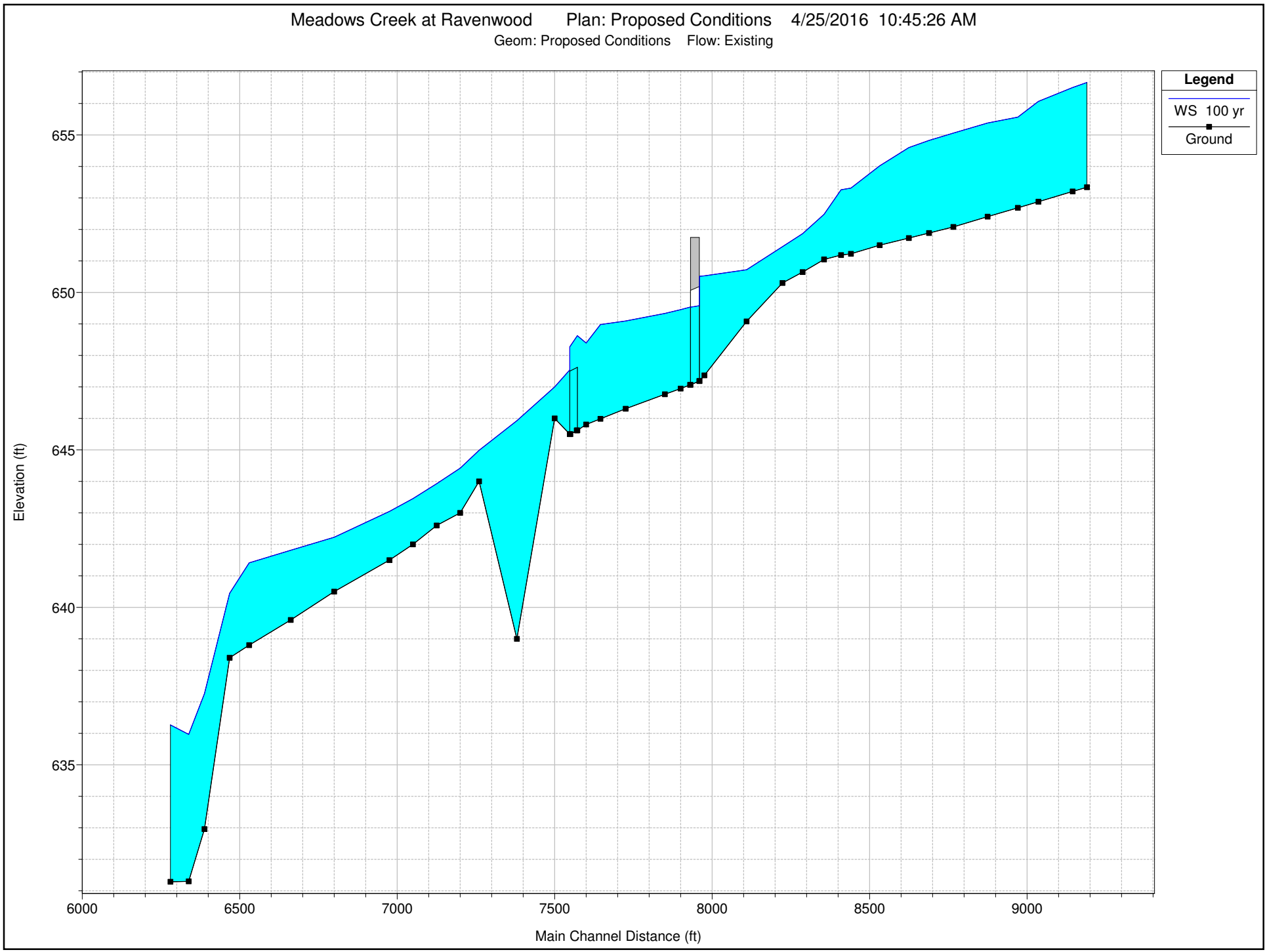
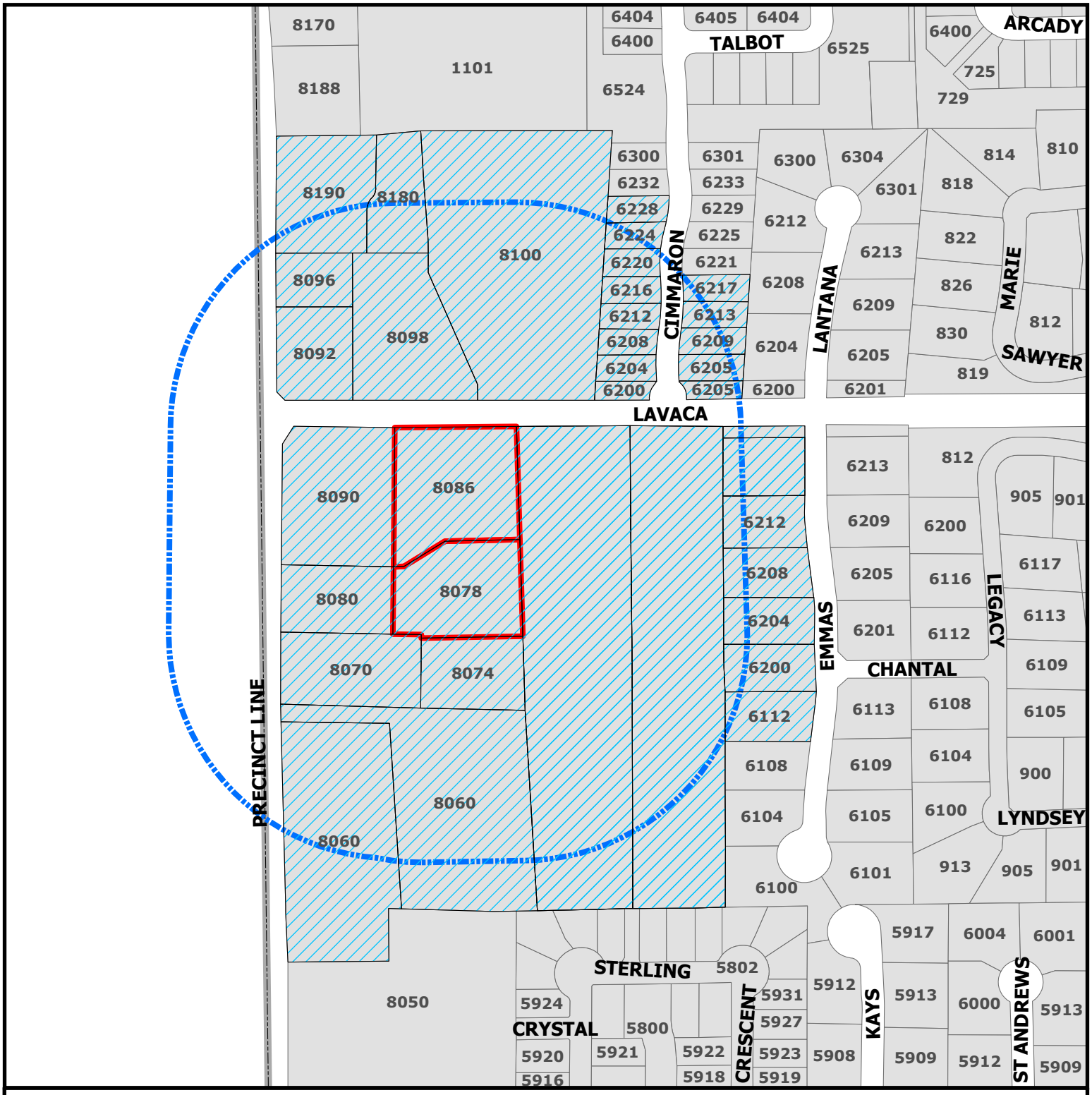


1 in Horiz. = 400 ft 1 in Vert. = 4 ft

Notification Map



CITY OF COLLEYVILLE TEXAS

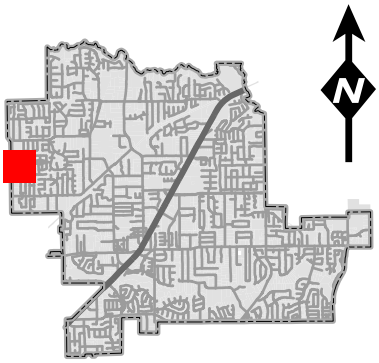
ZC25-017

8086 Precinct Line Rd

Buffer

Subject Property

Parcels to be notified



DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, July 14, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, August 5, 2025 & Tuesday, August 19, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

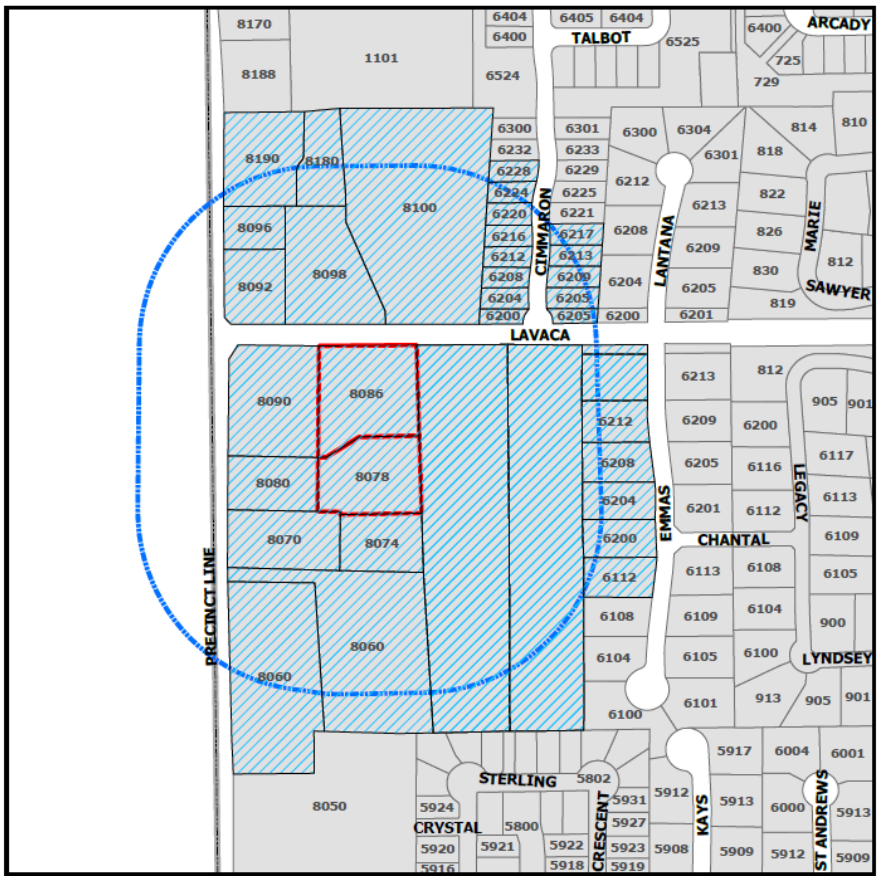
Request:	Consideration of a rezoning from PUD-C, Planned Unit Development – Commercial to PUD-C, Planned Unit Development - Commercial on Lot 5 and 6, Block 2, of the Lavaca Trail Addition, located at 8086 and 8078 Precinct Line Road, Case ZC25-017. The request is to allow for a private membership based car club facility to be known as the Side Car Club.
Zoning Case:	ZC25-017
Applicant:	Boaz Bryant
Owner:	Atticus Hamp
Location:	8086 and 8078 Precinct Line Rd
Property Description:	Lot 5 and 6, Block 2, Lavaca Trail Addition
Present Zoning:	PUD-C, Planned Unit Development Commercial

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):

For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kristopher Potts

Kristopher Potts
Planner

ORDINANCE O-25-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.9 ACRES, BEING ON LOTS 5 AND 6, BLOCK 2, LAVACA TRAIL ADDITION, BY AUTHORIZING A REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning from PUD-C Planned Unit Development Commercial to PUD-C Planned Unit Development Commercial district under Case No. ZC25-017; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a rezoning from PUD-C Planned Unit Development

Commercial to PUD-C Planned Unit Development Commercial on 2.9 acres, being Lots 5 and 6, Block 2, Lavaca Trail Addition, located at 8086 Precinct Line Road, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. As depicted in the attached Exhibit "A" and Exhibit "B".

b. The development shall be generally consistent with the Statement of Planning Objectives, Exhibit "C'.

c. The proposed development is subject to CC-2 – Shopping Center Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "D" and "E".

3. PERMITTED LAND USES

a. The following land uses will be permitted within this PUD-C, provided the layout of the buildings and uses are consistent with the site plan shown on Exhibit "D".

i. A private, membership-based automotive social club
ii. Customer parking
iii. Interior vehicle storage
iv. Private bar and cigar lounge
v. Office spaces
vi. Outdoor patio and green space

b. All commercial and office used allowed in the CC1-Village Retail and CC2-Shopping Center zoning districts shall be permitted.

4. <u>CONCEPTUAL SITE PLANS AND PLATTING</u>

a. The arrangement, location, and footprint of building within this PUD-C shall be generally as shown on the attached Exhibit "D".

b. The building elevations shall be generally shown as on the attached Exhibit "E".

c. Prior to the issuance of any development permits within this PUD-C and as a condition to the development of the subject property, the developer shall obtain approval of a final plat of the property in accordance with the procedures and requirements of the Colleyville Land Development Code.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars ($2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of August 2025.

The second reading and public hearing being conducted on the 19th day of August 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 19TH DAY OF AUGUST 2025.

Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

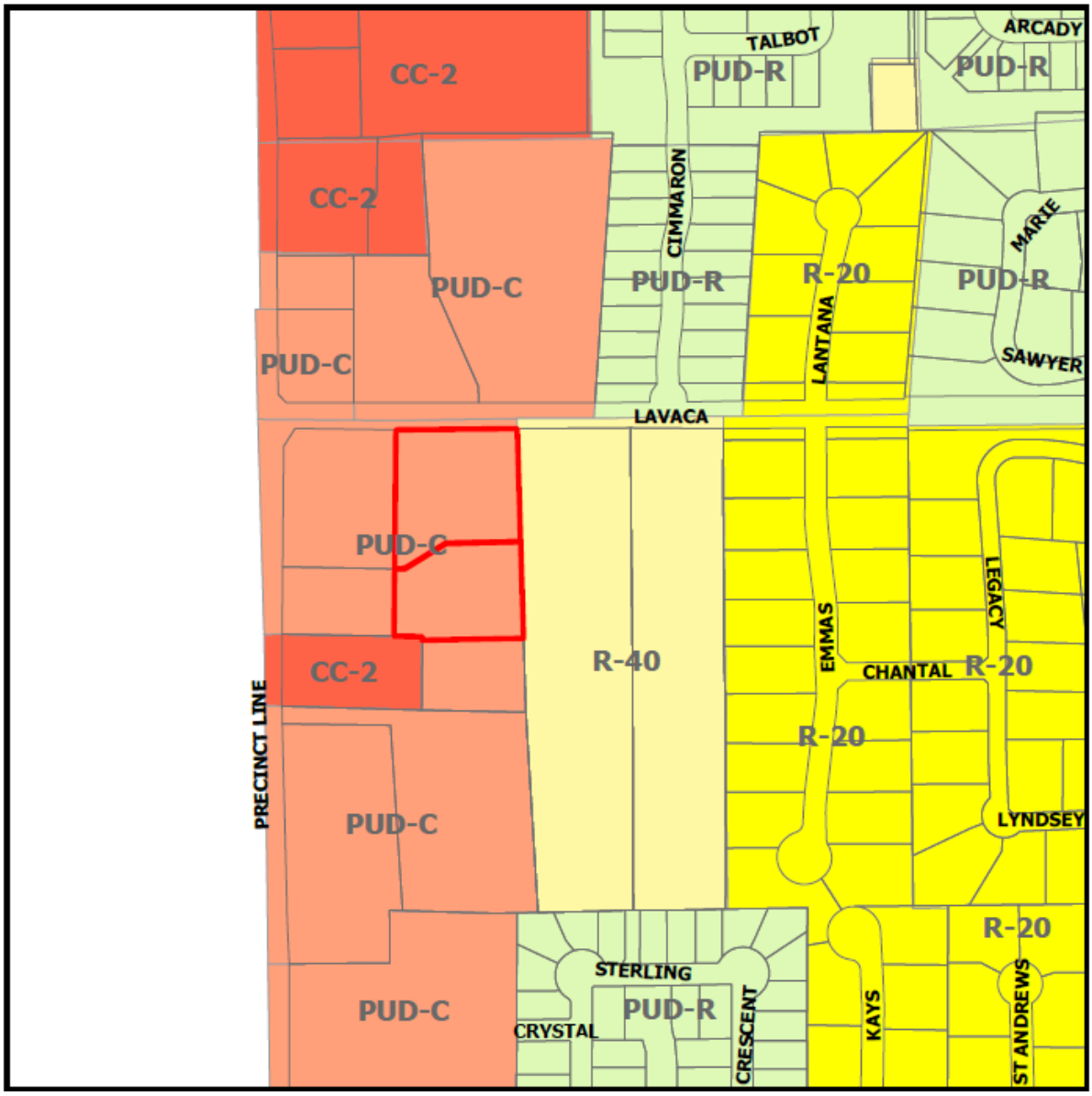


Exhibit "B" – Zoning Exhibit

Exhibit "C" – Statement of Planning Objectives

Statement of Planning Objectives

Project Name: Side Car Club

Applicant: Atticus Hamp owner of Side Car Club

Property Address: 8078 and 8086 Precinct Line Road

Acreage: 2.942

Zoning Request: Planned Unit Development (PUD) Amendment

City: Colleyville, Texas

Project Overview

The proposed Planned Unit Development Amendment is intended to allow for the establishment of Side Car Club, an exclusive, membership-based automotive and lifestyle destination. This concept is designed to offer high-end vehicle storage, social amenities, and curated events tailored to a community of auto enthusiasts.

Objectives

1. Introduce a Low-Impact, High-End Use

Side Car Club proposes a limited-traffic, appointment-based facility with controlled access, reducing congestion and preserving the quiet, suburban character of Colleyville.

2. Preserve and Enhance the Site Aesthetics

The development will maintain a significant portion of green space, incorporate native landscaping, and include architectural elements that complement Colleyville's existing design standards.

3. Support Local Economic Growth

The project will create jobs and generate tax revenue while attracting high-net-worth individuals who support surrounding businesses, restaurants, and service providers.

4. Ensure Compatibility with Adjacent Uses

The layout, building scale, and operating hours will be thoughtfully designed to minimize

noise, light, and traffic impacts on neighboring properties.

5. Deliver a Community-Oriented Experience
While exclusive in nature, Side Car Club will occasionally host private charity events, car shows, and gatherings that align with community values and benefit local organizations.

Land Use Justification

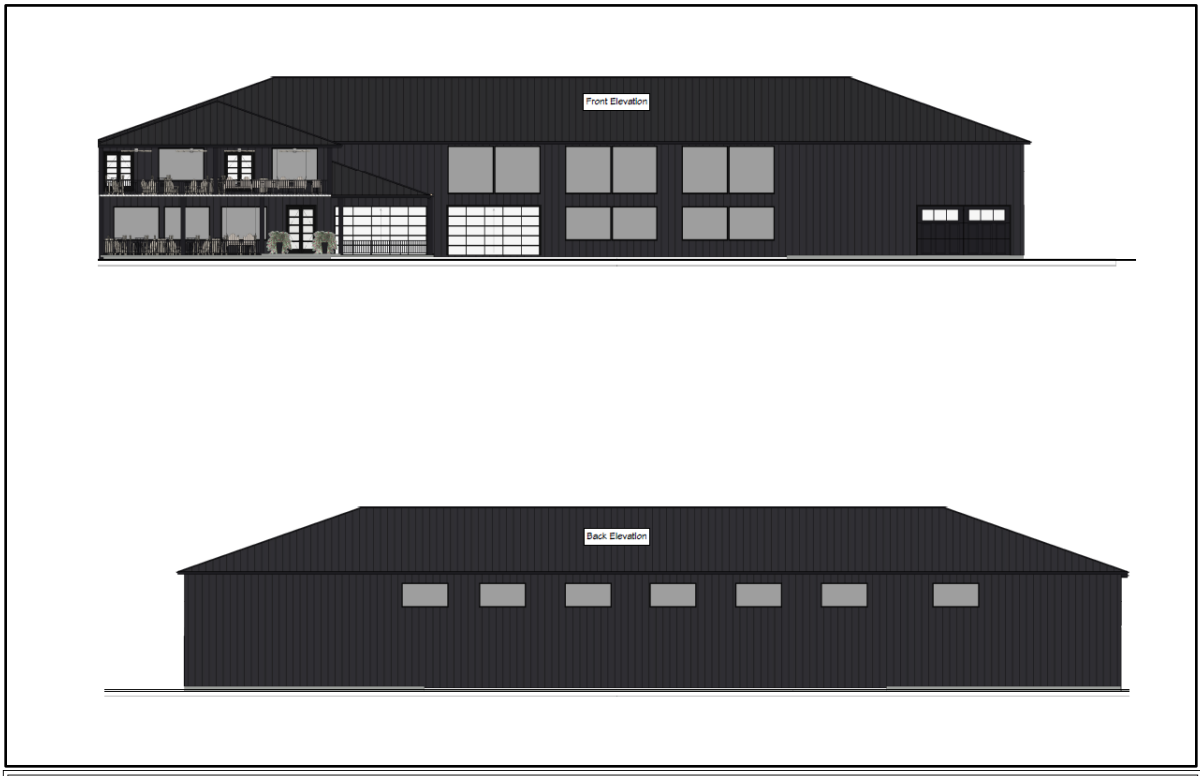
This zoning amendment supports the city's long-range vision for thoughtful, upscale development. The site's access to major roads, existing infrastructure, and natural buffering makes it an ideal candidate for a luxury-focused, low-density commercial use without disrupting residential tranquility.

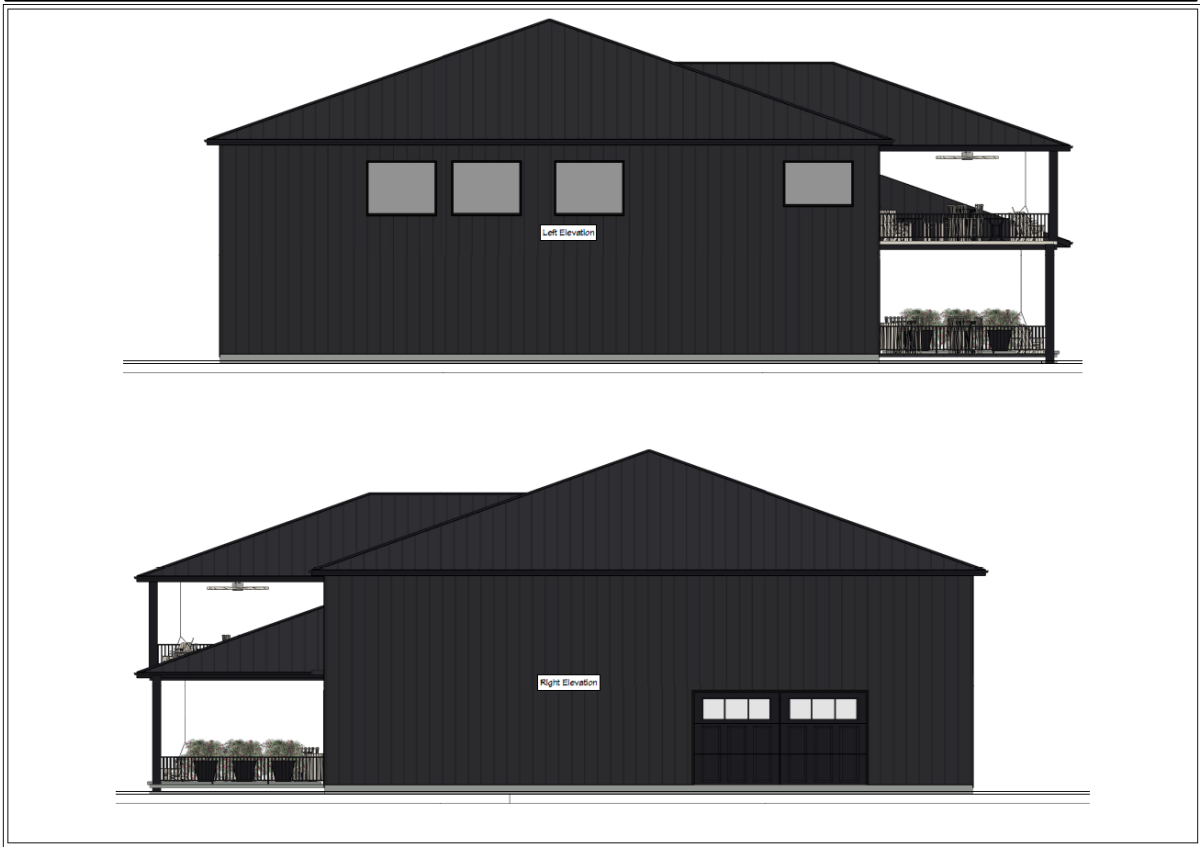
Conclusion

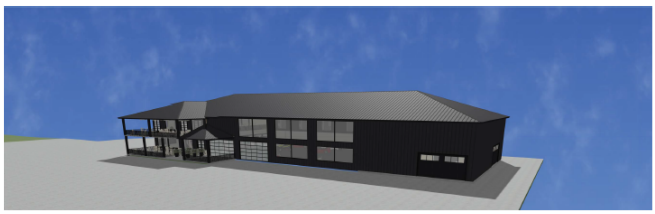
The amendment facilitates a unique, sustainable, and upscale use of the property, aligned with Colleyville's character and planning principles. Side Car Club represents an innovative addition to the local business landscape, built on design excellence, community alignment, and long-term value.

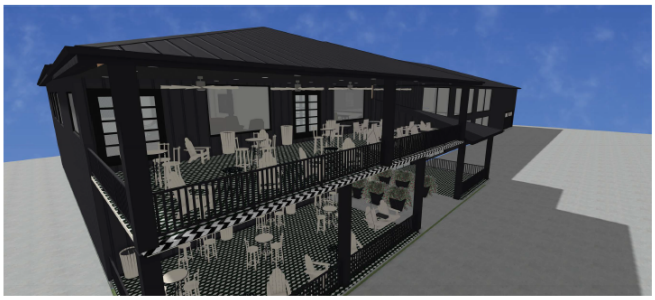
Exhibit “D” – Site Plan

Exhibit "E" – Building Elevations









REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Drawings Prepared for:
Side Car Club

DRAWINGS PROVIDED BY:
Bryant General Construction LLC
722 N Loess Dr.
Grapevine, TX 76051
469-878-1345

DATE:
6/16/25

SCALE:

SHEET:
P-1